

CITY OF TORONTO



Annual Report
OF THE
COMMISSIONER OF FINANCE

1927

TREASURY DEPARTMENT

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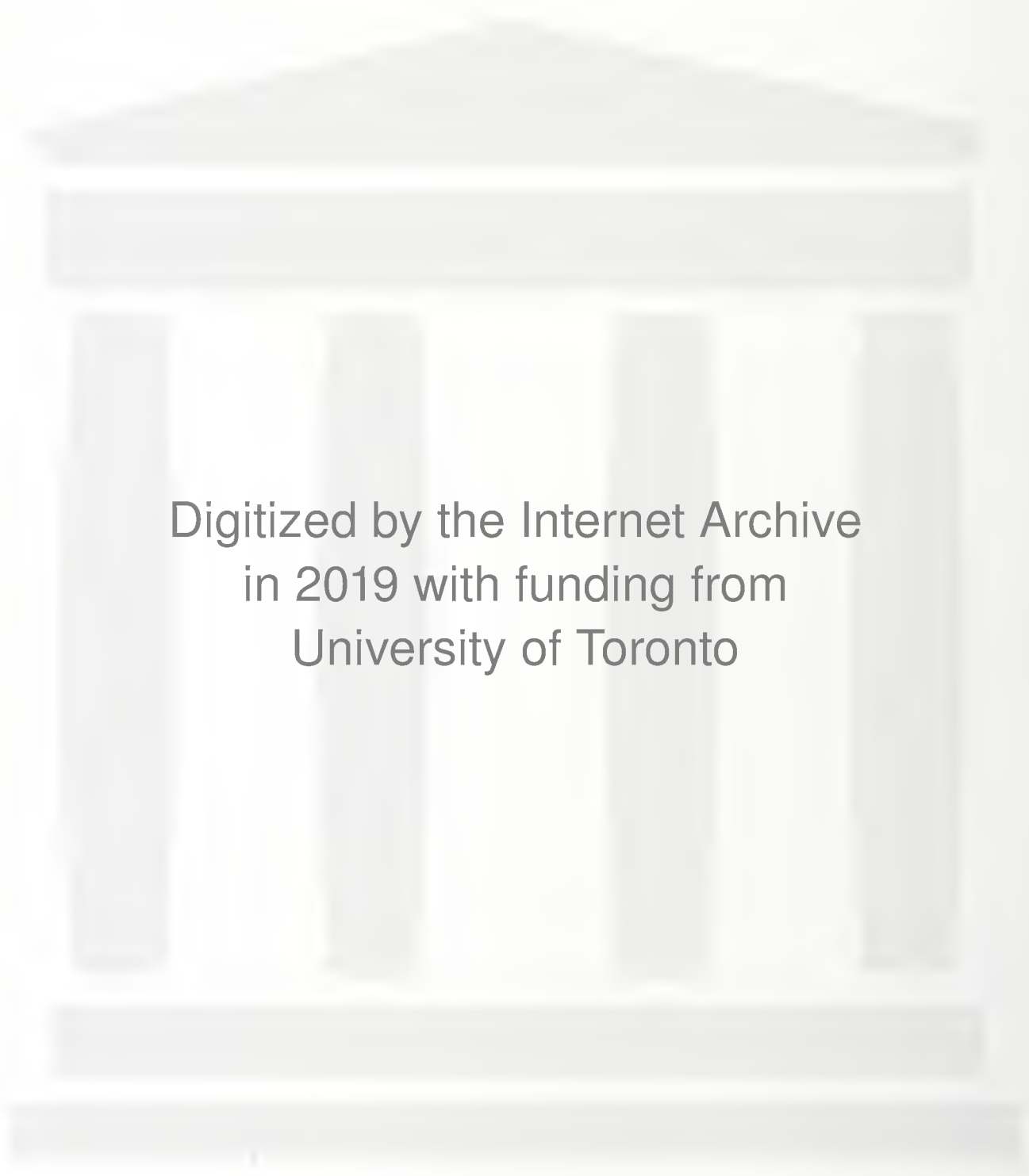
CITY OF TORONTO



Annual Report
OF THE
COMMISSIONER OF FINANCE
1927

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TREASURY DEPARTMENT



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ROBT. J. SIBERRY
W. A. SUMMERVILLE

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B. J. MILLER
WM. J. STEWART

Ward 2

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J. A. C. CAMERON, K.C.
JOHN WINNETT

Ward 6

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J. S. LAXTON
BROOK SYKES

Ward 3

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Ward 4

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NATHAN PHILLIPS
CLAUDE PEARCE

Ward 8

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W. A. HOWELL

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R. G. DIBBLE

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HEADS OF DEPARTMENTS—1927

S. J. DICKSON.....Chief Constable
W. J. RUSSELL.....Chief of Fire Department
J. J. WOOLNOUGH.....City Architect
S. C. SCOTT, A.C.A.City Auditor
W. A. LITTLEJOHN.....City Clerk
T. ROONEY.....City Relief Officer
C. M. COLQUHOUN, K.C.City Solicitor
J. C. FORMAN.....Commissioner of Assessment
GEO. H. ROSS.....Commissioner of Finance
C. E. CHAMBERS.....Commissioner of Parks
D. CHISHOLM.....Commissioner of Property
G. W. DIES.....Commissioner of Street Cleaning
R. C. HARRIS.....Commissioner of Works
G. R. GEARY, K.C.....Corporation Counsel
J. H. SMITH.....Superintendent Municipal Abattoir
C. J. HASTINGS, M.D.....Medical Officer of Health



Toronto has \$25,000,000 Invested in Schools



City Hall Toronto

CITY OF TORONTO

Funded Debt, December 31st, 1927

GROSS FUNDED DEBT:

Sinking Fund Bonds	\$ 65,305,094
(Sinking Fund Accumulation, \$27,905,345)	
Instalment Bonds	111,556,660
	<u>\$176,861,754</u>

DEDUCT:

(1) Revenue-producing and specially rated debts, as follows:

Toronto Transportation System	39,728,567
Toronto Hydro-Electric System	26,014,663
Waterworks	20,704,730
Local Improvements (Ratepayers' Share)	10,834,667
City-Owned Radial Railways—under T.T.C. operation	3,487,000
Canadian National Exhibition Buildings	2,003,197
Royal Agricultural Winter Fair Building	1,150,000
Housing	667,000
Abattoir	374,000
Island Ferries—under T.T.C. operation	186,000

\$105,149,824

Less:

Sinking fund (as under) on above Special Debts

\$11,197,796

\$93,952,028

Behind the public utility debts are realizable assets, in the form of plants, properties and equipment, in excess of the debts outstanding.

(2) Sinking Fund:

On General Debt	\$16,707,549
On Special Debts	11,197,796

\$27,905,345

(3) Funds on hand for redemption of instalment debt

\$1,576,127

123,433,500

NET GENERAL DEBT \$53,428,254

The City has fixed assets in general lands and buildings in excess of this debt, in addition to the taxing power on an assessment of \$923,000,000.

ASSESSMENT, ETC.

Assessed value of Rateable Property (1928) for school purposes	\$922,717,572
Assessed value of Rateable Property (1928) for general purposes	853,241,469
Exemptions not included in foregoing	127,591,369
Capital Assets	202,002,843
Revenue from Taxation for 1928, as per Estimates	27,424,047
Revenue other than Taxation for 1928, as per Estimates	2,861,550
Population, 1927	569,899
Area of City	25,883 acres
Tax Rate for 1928	31.80 mills

ANNUAL REPORT
OF THE
COMMISSIONER OF FINANCE
OF THE
CITY OF TORONTO
1927

Toronto, August 31st, 1928.

*His Worship Mayor Samuel McBride,
And Members of the Council of the City of Toronto.*

Dear Sirs:

The annual financial report of the Corporation of the City of Toronto for the year ended December 31st, 1927, is presented herewith.

Scope This report deals with the financial condition of the City and the system of finance employed in the administration of the Corporation's business. All the essential details of the City's financial operations during 1927 are included.

System of Municipal Administration Toronto has always kept abreast of the times in the matter of municipal administration. It is organized on strictly business principles and there has been developed an accounting system that discloses at all times the exact financial position of the City. Control and management of the City's business is divided as follows:

(a) BY THE CITY PROPER

Waterworks
Abattoir
Street Cleaning
Parks
Fire Department
Police Department
Works Department

Architect's Department
Assessment Department
Property Department
City Clerk's Department
Law Department
Audit Department
Treasury Department

(b) BY OUTSIDE BOARDS

Board of Education
Separate School Board
Library Board

(c) BY APPOINTED COMMISSIONS

Toronto Transportation System
Toronto Hydro-Electric System
Toronto Harbour Commission
Toronto Housing Commission

Each of the autonomous boards and commissions maintains a separate system of accounts, but all form an integral part of the City's government.

All capital requirements are provided by the Corporation through the issue of its own debentures, the one exception being the Harbour Commissioners, who issue their own bonds (under an agreement) guaranteed by the city. The City, however, has full charge of the marketing of these bonds.

The gross figures of revenue and expenditure used throughout this report do not include the operations of the Toronto Transportation Commission, the Toronto Harbour Commissioners or the Toronto Hydro-Electric System, which are administered as separate enterprises. The results of their operations, and the capital investment in these enterprises, will be found under the heading of "Publicly Owned Utilities" on page 29.

Summary of Year's Business

Expenditure		Revenue	
Common Welfare Services.....	\$27,747,332	Surplus, 1926.....	\$636,049
Special Services.....	4,564,629	Taxation	27,059,615
1927 Surplus	1,146,130	Special Services	3,991,453
		Miscellaneous Services	1,770,983
	<u>\$33,458,091</u>		<u>\$33,458,091</u>

REVENUE

It will be noted that the three main sources of the City's revenue are taxation, special services and miscellaneous services. Special services include Waterworks, Civic Abattoir, Housing Commission and Canadian National Exhibition. Miscellaneous sources of revenue are rents, licenses, fines and fees, interest, Registry Office, departmental revenue and sundry. Total revenue, as shown above, amounted to \$33,458,091.

Taxation Taxation during 1927 amounted to \$27,059,615, or 81% of the total revenue. The levy for 1927 was made on an assessment of \$908,786,236 for school purposes and \$840,492,347 for general City purposes.

Under the Assessment Act of 1919 (9 George V., Ch. 50, Sec. 11) municipalities are empowered to partially exempt dwellings assessed at \$4,000 and under. These exemptions are applicable only to general taxation; hence there is a separate assessment for school taxation.

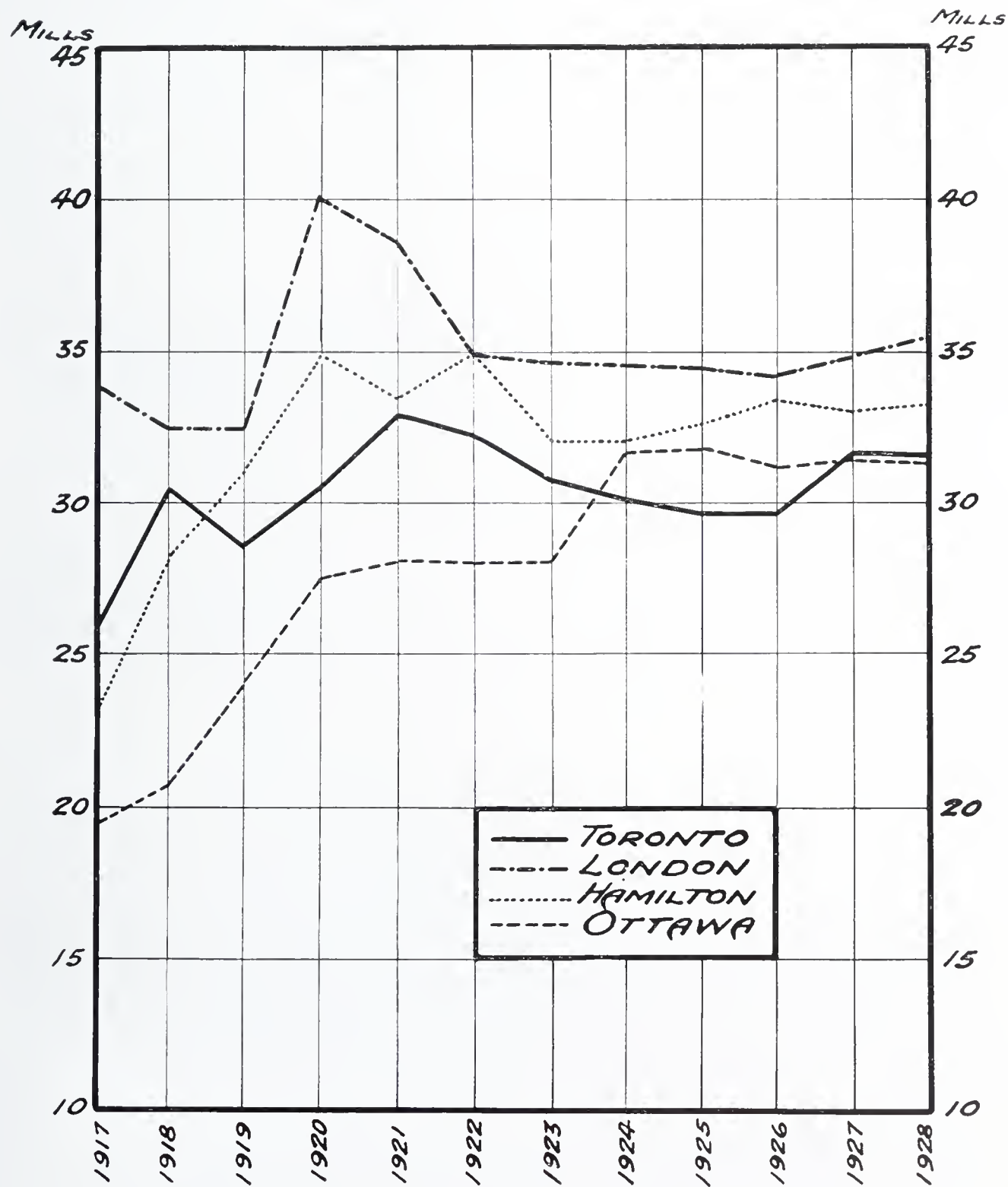
Collection
of Taxes

Approximately 85% of the current year's taxes are, as a rule, collected in the year in which they are due, and of the remaining 15% one half is usually collected in the first six months of the year following. At the end of 1927 arrears of previous years amounted to \$1,464,531 and of this amount \$871,046 was collected during the first six months of 1928.

Comparative
Tax Rates

The following graph gives the tax rates of the four largest cities in Ontario. While settled business conditions are reflected in more uniform rates throughout the Province, it should be noted that Toronto's rate has not at any time been subject to violent fluctuations.

Tax Rates in Ontario Cities



**Result of the
Operation of
Special
Services**

Operating results of the City's special services during 1927 were as follows:

Waterworks:

A surplus of \$735,285, after making full provision for all operating, maintenance and debt charges.

Canadian National Exhibition:

A deficit of \$8,551, after making full provision for all charges on outstanding debentures, maintenance costs on account of buildings, and the Association's share of upkeep of the grounds.

Housing:

A deficit of \$13,741. This represents the difference between the cost of the money to the City and the rate of interest charged to purchasers of houses constructed by the Housing Commission.

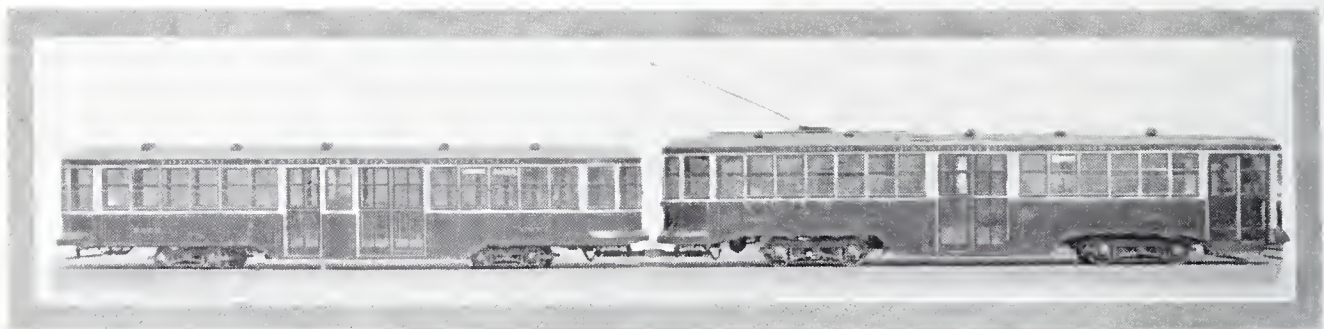
Abattoir:

A deficit of \$46,253. This represents the operating loss, after making full provision for all maintenance and debt charges, but not for taxes.

Detailed information concerning Toronto's publicly owned utilities will be found on page 29.

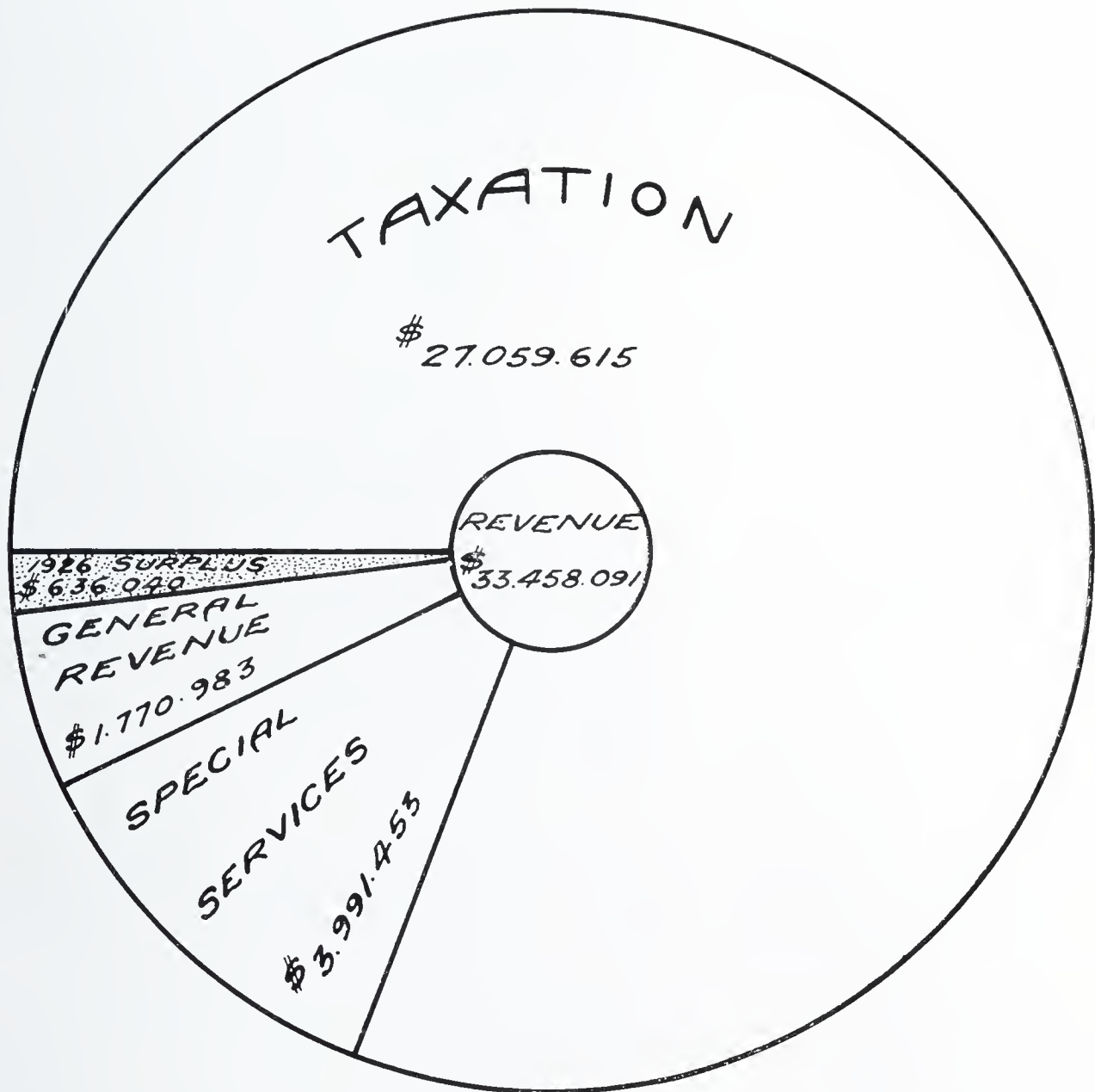
**Miscellan-
eous
Revenue**

Revenue from miscellaneous sources amounted to \$1,770,983 in 1927. Among the most important items were: interest (from all sources, including bank deposits) \$397,367; rents, \$333,329, of which \$59,435 is derived from Island properties; fines and fees, \$265,070 and licenses, \$250,380.



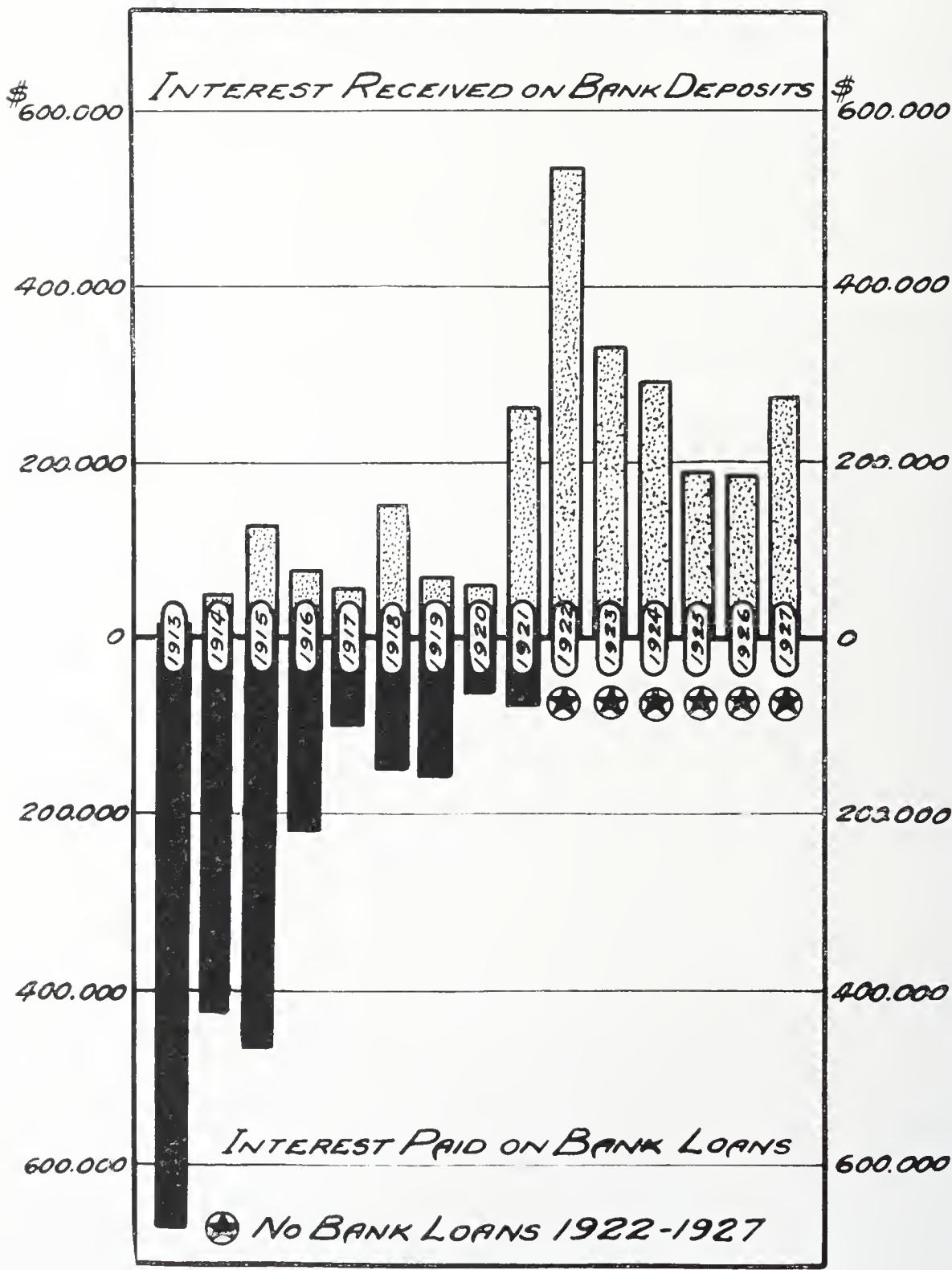
**Toronto Transportation Commission
Standard Train**

The following chart illustrates graphically the sources of the City's revenue:



FINANCIAL OPERATIONS

The following chart shows bank interest paid and earned over a period of years:



Toronto, in common with all other municipalities, for years followed the practice of leaning upon its bankers until the first instalment of taxes was paid, which was invariably some months after the first of the year. The foregoing chart shows at a glance that, notwithstanding the heavy amount of taxes unpaid at the end of each fiscal year, the City for the past six years and now the seventh has not borrowed a single dollar from the banks. On the contrary, considerable income was received each year by way of interest on deposits.

**Bond Sales,
1921-1927** From 1921 to 1927 inclusive, debentures sold by the City, exclusive of guaranteed Harbour bonds, totalled over \$131,000,000.

Debt Redemption, 1921-1927	Debt retired at maturity totalled:	
	(a) Sinking Fund bonds	\$16,013,116
	(b) Serial bonds.....	23,628,107
		<hr/> 39,641,223
	Debt retired before maturity.....	9,825,958
	Total debt retired during period	<hr/> \$49,467,181 <hr/>

In order to provide funds for maturing bonds and coupons payable in New York and London, exchange was purchased as follows:

Exchange Purchased, 1921-1927	London	\$10,766,500
	New York.....	29,403,962
	Total.....	<hr/> \$40,170,462 <hr/>

**Sinking Fund
Operations,
1921-1927** From 1921 to 1927 investments maturing, investments sold, and interest on investments totalled \$45,377,742. Investments made on behalf of the Sinking Fund totalled \$38,128,055. The latter were all in City of Toronto debentures.

EXPENDITURE

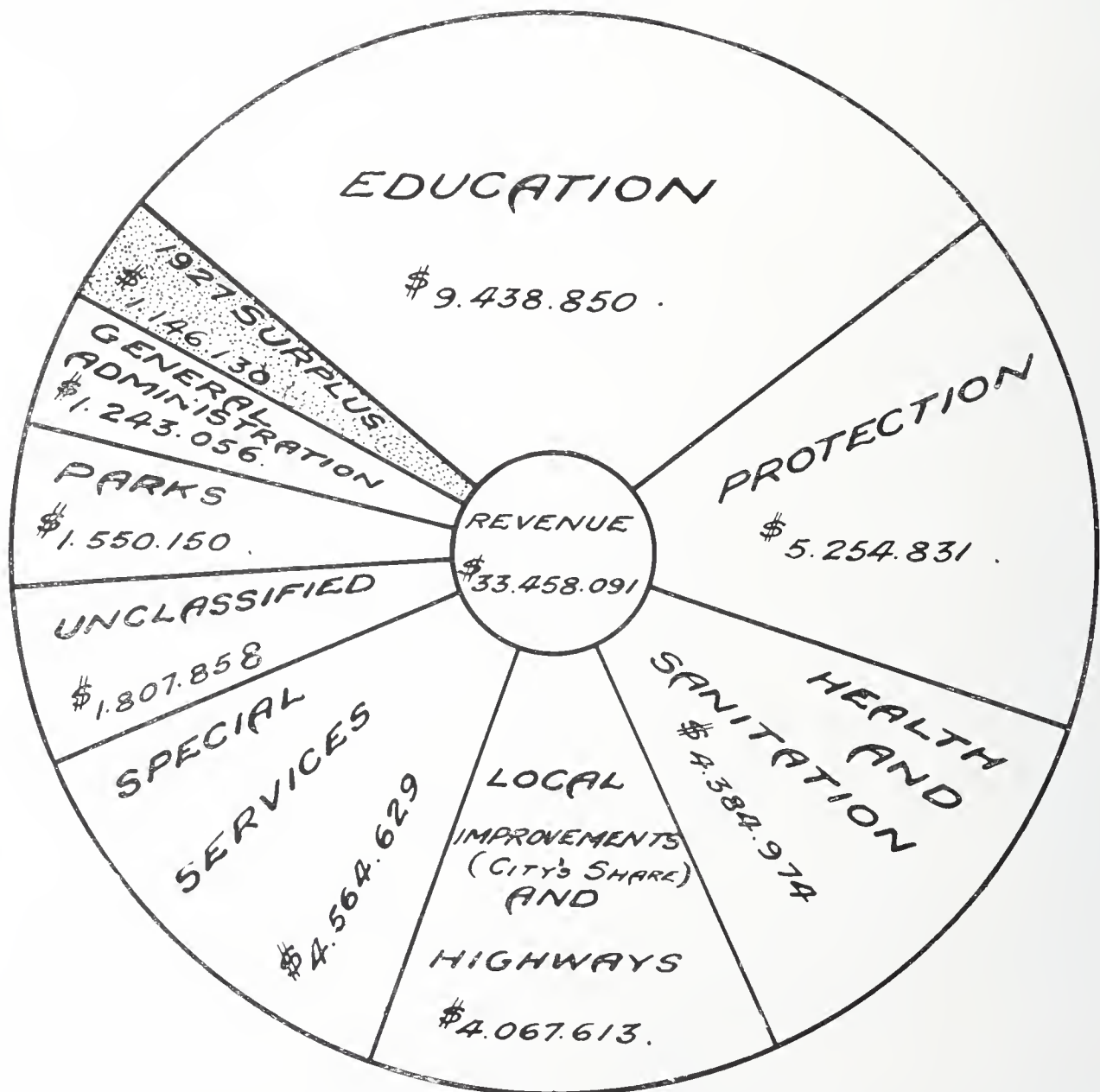
Total expenditure during 1927 amounted to \$32,311,961, of which amount common welfare services accounted for \$27,747,332, and special services for the balance, \$4,564,629. Chief expenditures on common welfare services were as follows:

Education, including Library.....	\$9,438,850
Protection (Police, Fire, Administration of Justice).....	5,254,832
Health and Sanitation	4,384,974
Highways, and City's share of local improvements.....	4,067,613

Expenditures on special services were:

Waterworks	\$2,755,458
Abattoir	143,816
Canadian National Exhibition	312,799
Housing	44,126
Toronto Harbour Commission	720,000
Island Ferry Service	86,407
Radial Railways (under T.T.C. operation)	492,912
Radial Railways (under operation of the Hydro-Electric Power Commission of Ontario)	9,130

Combined expenditures on special services in 1927 exceeded revenue by \$573,195.



The cost of each service is clearly indicated in the foregoing chart. The figures given include debt charges amounting to \$7,698,420, of which \$1,831,250 is chargeable against such revenue-producing services as Waterworks, Exhibition Buildings, Housing Commission and Abattoir. It should be noted that the chart does not include debt charges on City owned public utilities operated by outside commissions, or on ratepayers' share of local improvements, as the treasury is fully reimbursed for these charges.

Comparative Expenditure The following table shows the expenditure on special and common welfare services over a period of years.

Year	Special Services	Common Welfare Services	Building Permits	Population	Common Welfare Expenditure per Capita
1920.....	4,895,001	22,545,384	25,784,732	512,812	43.96
1921.....	4,566,178	24,378,689	23,878,240	522,666	46.64
1922.....	2,907,740	25,139,591	35,237,921	529,083	47.52
1923.....	2,956,700	26,896,455	30,609,227	538,771	49.92
1924.....	3,034,057	27,038,824	23,923,028	542,417	49.85
1925.....	2,942,826	27,419,138	25,797,196	549,429	49.90
1926.....	2,981,964	27,380,019	26,029,584	556,691	49.18
1927.....	4,564,629	27,747,332	31,274,876	569,899	48.69

Building permits issued from 1921 to 1927 inclusive approximated \$200,000,000. Of this amount approximately \$100,000,000 represented private dwellings, and \$11,000,000 apartment houses. Under these circumstances it was to be expected that the gross cost of common welfare services would inevitably increase, but it is interesting to note that the growth in population has been proportionately greater, with the result that the per capita cost of common welfare services shows a slight decrease from the high point in 1923.

Capital Expenditures 1927 Capital expenditures for 1927 totalled \$16,845,285. As the funding of capital works may take place either at the commencement, completion or during the progress of the works, it follows that capital expenditures in any year do not, as a rule, correspond with the debenture sales in the same year. Capital expenditures in 1927 were as follows:

CAPITAL EXPENDITURE

REVENUE-PRODUCING AND SPECIALLY RATED SERVICES:	
*Local Improvements, Ratepayers' Share.....	\$3,701,221
Radial Railways (operated by T. T. C.).....	3,604,079
*Toronto Hydro-Electric System.....	3,207,851
Live Stock Building.....	920,432
*Waterworks.....	550,062
*Exhibition Building-New Eastern Entrance.....	318,207
Island Ferries.....	4,609
	<hr/>
	\$12,306,461
NON-REVENUE-PRODUCING SERVICES:	
Local Improvements (City's Share).....	1,850,610
Highways (Suburban & City).....	1,263,352
Schools.....	722,532
Hospitals, including building grants.....	532,573
Sewers.....	72,889
Province of Ontario Building.....	69,988
Street Cleaning Stable.....	26,880
	<hr/>
	\$ 4,538,824
	<hr/>
	\$16,845,285

*Wholly self-sustaining.

ASSETS AND LIABILITIES

Summary of
Balance
Sheet

A summary of the consolidated balance sheet (details of which appear on Page 58) follows:

Assets		Liabilities	
Current Assets.....	\$20,595,174	Current Liabilities	\$10,034,955
Capital Assets		Capital Liabilities	
Tangible....	\$197,939,527	Debenture debt	
Intangible....	4,063,316	(gross).....	\$176,869,754
	202,002,843	Less: sinking	
		funds on hand	27,905,346
			\$148,964,408
		Local Improvement	
		Short Term De-	
		bentures	5,500,000
		Capital liabilities	
		unfunded.....	1,295,743
			155,760,151
		Capital reserves	30,333,788
		Capital surplus	26,469,123
			56,802,911
	\$222,598,017		\$222,598,017

Capital Assets Capital assets, exclusive of \$27,905,346 (cash and securities) held in sinking fund, amounted to \$202,002,843 on December 31st, 1927. Of this figure \$4,063,316 represents assets which, though intangible, are nevertheless necessary to the operation of the municipality. They are as follows:

Hospital Grants, &c.....	\$2,127,999
Provincial Suburban Highways.....	1,114,325
Railway bonuses and loans.....	820,992
	\$4,063,316

It is worthy of note that since 1917 \$5,400,000 of these so-called intangible assets have been written off the books of the Corporation, through the retirement, either before or at maturity, of debt issued in this connection. A further sum of \$1,000,000 will be written off in the same way by the end of 1929.

On the other hand it should be pointed out that the amount of the capital assets of the Corporation would be materially increased if the City-owned lands were written up to their present day values. The same applies to the City's invest-



Downtown Toronto

ment in the Toronto Transportation System and the Toronto Hydro-Electric System, as it is the policy of the City to show in its capital assets only the exact amount of the advances made in connection with these public service commissions. There is a spread of approximately \$15,000,000 between the book value of the assets of these commissions as carried by the City, compared with the admitted value of the assets as disclosed by the statements of the two commissions.

FIXED ASSETS AND INVESTMENTS

Toronto Transportation System	\$37,754,366	
Toronto Hydro-Electric System	26,014,663	
Waterworks	19,097,842	
Canadian National Exhibition Buildings.....	3,766,061	
Radial Railways operated by T.T.C.	3,604,079	
Royal Agricultural Winter Fair Building.....	2,230,421	
Housing.....	591,147	
Abattoir	383,254	
Island Ferries operated by T.T.C.	185,109	
		\$93,626,942
Schools, Parks, Public Buildings, etc.....		55,243,055
Bridges, Subways, Pavements, Sewers, etc.....		23,392,552
General Plant, Tools and Equipment		1,945,306
Local Improvements:		
Ratepayers' Share.....	\$10,831,848	
City's Share.....	6,339,910	
Not yet assessed	6,456,490	
		\$23,628,248
Investments:		
City of Toronto debentures—re City's Fire Insurance Fund.....	\$56,711	
City of Toronto debentures—re Civic Employees Pension Fund.....	26,463	
Consumers Gas Company Stock	20,250	
		\$103,424
		<u>\$197,939,527</u>

Detailed information concerning public utilities owned by the City will be found on page 29.

Capital Liabilities Exclusive of sinking fund and other reserves, Toronto's direct capital liabilities amounted to \$183,665,497 on December 31st, 1927. This amount is made up of four items: the City's gross funded debt of \$176,869,754, park lands reclaimed by the Harbour Commission amounting to \$1,211,743, the County of York's interest in the municipal building \$84,000, and \$5,500,000 of short term treasury notes issued in connection with the North Toronto sewerage system. There has been specifically set aside, on account of the funded debt, a sinking fund accumulation of \$27,905,346, and for instalment debt redemption a fund of \$1,576,128. The latter amount consists of levies collected, in advance, on account of the ratepayers' share of local improvements.

Capital Surplus Toronto's total assets exceeded total liabilities by \$27,279,513 on December 31st, 1927. Of this amount, \$26,469,123 represented capital surplus, consisting for the most part of lands, whose actual value greatly exceeds the conservative figures appearing on the books. The balance, \$810,390, was a current surplus, available in abatement of 1928 taxation.

DEBT

Borrowing
Margin

The borrowing power of the City is limited by Provincial statute to 12½% of the first \$100,000,000 of assessment and 8% of the balance. Certain municipal debts are exempted in determining the City's borrowing margin. These statutory exemptions are listed in the following table:

EXEMPTED DEBT

Purpose	Authority	Amount Dec. 31st, 1927
Toronto Transportation System	Municipal Act R.S.O. 1914, sec. 257, s.s. 2	\$39,728,567
Toronto Hydro-Electric System	9 Edw. VII Ch. 125, s. 8	26,014,663
Waterworks.....	52 Vic. Ch. 74, Sec. 12	20,704,730
Local Improvements.....	52 Vic. Ch. 74, Sec. 11	17,174,577
	Local Improvement Act, S.40 s.s.6.	
Toronto Radial Railways.....	17 Geo. V. Ch. 134, S. 3	3,487,000
Housing.....	10 Geo. V. Ch. 145, S. 4, s.s. 2	667,000
Province of Ontario Building.....	16 Geo. V. Ch. 99, S. 4, s.s. 1 and 2	512,750
	Total.....	\$108,289,287

The gross debt of the City on December 31st, 1927, after allowing for the above exemptions, was \$68,572,467. The legal debt limit (computed on a general assessment of \$853,241,469) was \$72,759,318, thereby leaving the City a borrowing margin of \$4,186,851. Had total rather than general assessment been used in calculating the City's debt limit, this margin would have been \$9,744,939.

STATUTORY BORROWING MARGIN

December 31st	Legal Debt Limitation	Outstanding Debt (Excluding Exempted Debts)	Statutory Borrowing Margin
1917.....	\$52,958,218	\$44,893,375	\$8,064,843
1918.....	54,214,736	46,159,564	8,055,172
1919.....	55,521,706	46,816,312	8,705,394
1920.....	59,978,668	49,319,170	10,659,498
1921.....	62,156,240	52,791,950	9,364,290
1922.....	65,695,120	58,956,243	6,738,877
1923.....	67,451,090	60,348,212	7,102,878
1924.....	69,220,588	62,020,675	7,199,913
1925.....	69,971,829	60,441,585	9,530,244
1926.....	71,739,388	64,484,263	7,255,125
1927.....	72,759,318	68,572,467	4,186,851

**Method of
Capital
Financing**

In 1916 Toronto adopted the policy of issuing serial rather than sinking fund bonds to finance its capital works. Since that time, with the exception of a portion of the financing in 1921, when the City acquired certain power and radial railway assets under a special agreement, no sinking fund bonds have been issued. Toronto deserves credit for initiating serial bond financing among Canadian municipalities, and the wisdom of this policy has been proved by the subsequent widespread adoption of this method throughout Canada.

Throughout the life of each issue of debentures a predetermined number mature and are redeemed each year. Funds for this purpose are made a first charge upon the City's revenue. Depreciation is automatic, in that the debt is reduced as the asset for which the debt was originally created decreases in value. In Toronto it is the practice to so arrange the term of the loan that some years of useful life shall remain in the asset after the last bond of the issue has been retired. Another distinct advantage is the diversity of maturities available to the individual investor.

By issuing serial instead of sinking fund bonds there are removed such difficulties as the possibility of inaccuracy in estimating the annual levies, sufficiency of the earnings of the fund, the purchase and sale of securities for the fund, also the question of the capacity and integrity of the custodians of the fund. Not only are all these difficulties removed in serial bond financing, but over a term of years it has been found that "serials" are more economical than sinking fund bonds.

**Change in
Gross Debt**

During 1927 the following change occurred in the City's gross debt:

Debt outstanding December 31st, 1926.....	\$167,007,419
Debt redeemed in 1927.....	5,090,406
	<hr/>
	161,917,013
New debt incurred in 1927.....	14,944,741
	<hr/>
Debt outstanding December 31st, 1927.....	<u><u>\$176,861,754</u></u>

**Debt
Redemption**

Redemptions during 1927 amounted to \$5,090,406. The major part of this represented instalments of serial bond issues, for only \$5,105 of sinking fund bonds matured during the year.

The following table indicates the amount of debt (sinking fund and serial bonds) retired over a period of years:

DEBT MATURITIES

Year	Sinking Fund Bonds	Instalment Bonds	Total
1915.....	\$679,611		\$679,611
1916.....	801,518		801,518
1917.....	1,044,884	\$ 497,576	1,542,460
1918.....	1,935,778	1,164,606	3,100,384
1919.....	4,288,919	1,289,480	5,578,399
1920.....	2,737,590	1,442,241	4,179,831
1921.....	4,375,155	1,686,235	6,061,390
1922.....	1,637,061	1,865,291	3,502,352
1923.....	3,937,799	2,817,862	6,755,661
1924.....	2,651,825	3,199,675	5,851,500
1925.....	9,993,486	5,470,917	15,464,403
1926.....	2,000,000	4,741,468	6,741,468
1927.....	5,105	5,085,301	5,090,406

Debenture Sales 1927

Total debenture sales during 1927 amounted to \$16,957,741. There were two public sales, one on April 5th, when \$8,800,000 was sold on a cost basis to the City of 4.66%, and the other on the 6th of December, when \$5,500,000 short term debentures, issued to temporarily finance the North Toronto Drainage System, were sold on a yield basis of approximately 4.23%. The balance, amounting to \$2,657,741, was sold throughout the year direct to the sinking fund.

In addition to the sales above enumerated, the City assumed a debt of \$3,487,000 originally financed by the Hydro-Electric Power Commission of Ontario in connection with certain radial railways operated by them on behalf of the City, which roads were subsequently turned over to the Toronto Transportation Commission for operation by that body.

The following table sets out by services the 1927 sales:

DEBENTURES SOLD IN 1927

Purpose	Amount
Highways.....	\$3,928,000
North Toronto Drainage System (temporary financing).....	5,500,000
Toronto Hydro-Electric System.....	3,138,000
Local Improvements—Ratepayers' share.....	\$1,009,940
City's share.....	330,801
	1,340,741
Waterworks.....	1,266,000
Main Sewers.....	787,000
Hospitals and Charitable Grants.....	455,000
Canadian National Exhibition.....	415,000
Garbage Disposal.....	128,000
	\$16,957,741
Toronto Radial Railways under T.T.C. operation.....	3,487,000*
	<u>\$20,444,741</u>

* Assumed debt.

Unnegotiated debentures at the close of 1927 totalled \$5,359,000.
 The purpose of each issue is set out in the following table:

Toronto Transportation Commission.....	\$3,875,000
Schools, Public	\$373,000
High	140,000
Public Libraries.....	406,000
Charitable Grants.....	315,000
Parks & Playgrounds.....	250,000
	<u>\$5,359,000</u>

The Toronto Transportation Commission debentures were authorized some years ago, but to date the Commission has not required the funds. The other un-negotiated debentures will be marketed in due course.

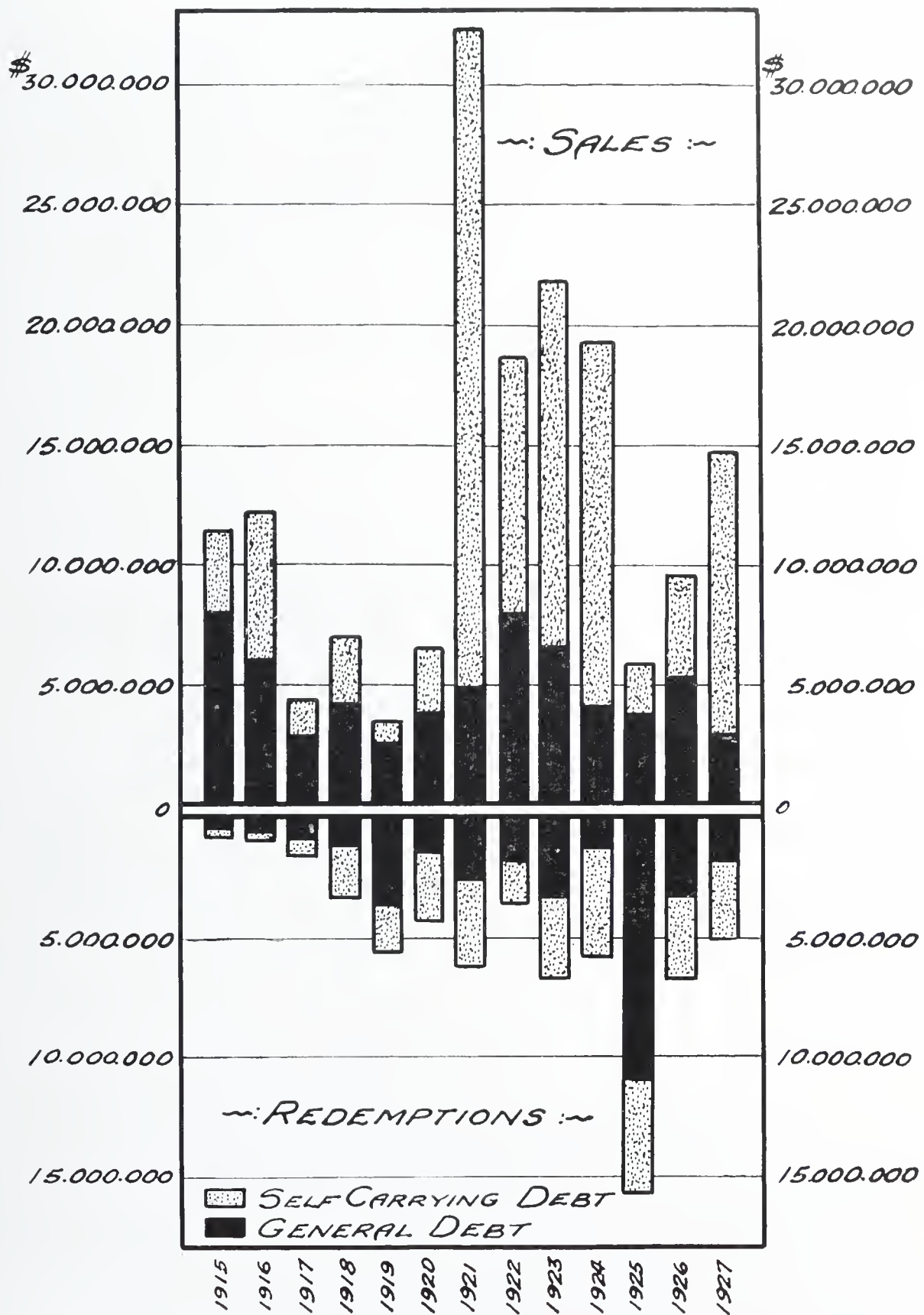
LOANS EFFECTED—DEBENTURES REDEEMED—1913-1927

Year	Loans Effected			Debentures redeemed	Excess of new loans over redemptions
	For Self-supporting services	For non-self supporting services	Total		
1913	\$7,644,464	\$9,920,728	\$17,565,192	\$ 776,714	\$16,788,478
1914.....	5,525,876	9,419,181	14,945,057	813,770	14,131,287
1915.....	3,793,403	7,781,345	11,574,748	677,612	10,897,136
1916.....	6,633,097	5,752,818	12,385,915	801,518	11,584,397
1917.....	1,565,499	2,569,473	4,134,972	1,542,460	2,592,512
1918.....	2,926,410	3,966,693	6,893,103	3,100,384	3,792,719
1919.....	1,036,000	2,246,000	3,282,000	5,578,399	*2,296,399
1920.....	2,639,536	3,539,667	6,179,203	4,179,831	1,999,372
1921.....	27,352,453	4,898,766	32,251,219	6,061,390	26,189,829
1922.....	10,937,805	7,643,172	18,580,977	3,502,352	15,078,625
1923.....	15,529,883	6,312,058	21,841,941	6,755,661	15,086,280
1924.....	15,080,214	3,971,647	19,051,861	5,851,500	13,200,361
1925.....	2,224,349	3,817,619	6,041,968	15,464,403	*9,422,435
1926.....	4,519,934	5,277,169	9,797,103	6,741,469	3,055,634
1927.....	9,443,940	5,500,801	†14,944,741	5,090,406	9,854,335
	\$116,852,863	\$82,617,137	\$199,470,000	\$66,937,869	\$132,532,131

*Redemptions in excess of new loans

†Exclusive of \$5,500,000 short term debentures issued for construction of North Toronto Drainage System.

SALES & REDEMPTIONS 1915-1927



**Debenture
Sales 1915-
1927**

The foregoing table and chart give an outline of Toronto's capital financing for a period of years. Of the total sales, 59% has been on account of self-carrying public utilities. The heaviest years were from 1921 to 1924 inclusive, when the City acquired the street railway, formerly owned by the Toronto Railway Company, as well as certain light and power assets owned by the same group. It will be observed that capital expenditures for general City services have remained remarkably uniform throughout the same period. Such expenditures have an immediate effect on the tax rate, and the City has always endeavored to curtail all but those absolutely essential to the welfare of the citizens at large. At present the City has a large capital programme under way, which will necessitate very heavy financing over the next few years. Included in this programme are the following major undertakings: grade separations, the waterfront viaduct and harbour works necessary thereto, duplicate waterworks system, North Toronto drainage system, several street widenings and some other large projects. Capital requirements for 1928, authorized by Council in the 1928 Estimates, are shown below:

CAPITAL REQUIREMENTS, 1928

GENERAL:

Highways, (including bridges, viaducts, etc.)	\$4,220,008	
Schools	2,598,000	
Miscellaneous Municipal works	2,113,963	
Main Sewers	1,306,000	
Local Improvements—City's Share	421,997	
		<hr/> \$10,659,968

REVENUE-PRODUCING:

Waterworks	\$4,086,692	
Toronto Hydro-Electric System	2,730,000	
Local Improvements—Ratepayers' Share	1,075,521	
Royal Agricultural Winter Fair Building	850,000	
Canadian National Exhibition Buildings	600,000	
Radial Railways—City-owned	430,000	
		<hr/> \$9,772,213
		<hr/> <u>\$20,432,181</u>



View from Harbour

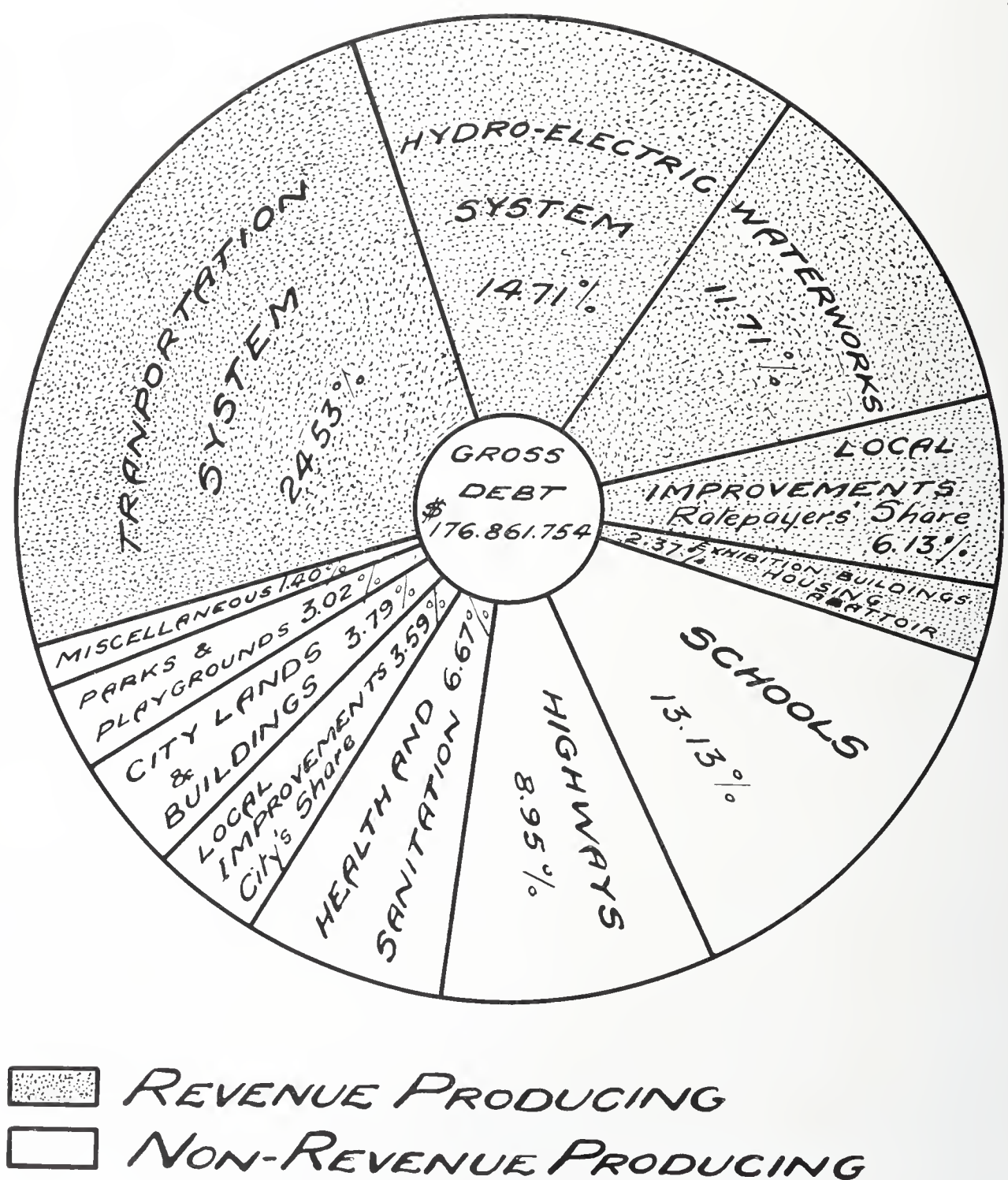
**Gross
Funded Debt
(Classified)**

The City's gross funded debt, classified by services, is set out in the following statement and chart:

GROSS FUNDED DEBT

Debt Classification	Amount	Per Cent. of Whole
GENERAL:		
Schools-Public.....	\$15,815,187	
" High	3,439,902	
" Technical	2,398,802	
" Commercial	1,515,697	
" Industrial	46,207	
	<u>\$23,215,795</u>	13.13
Highways.....	15,832,865	8.95
Main Sewers.....	8,695,264	4.92
Local Improvements-City's Share.....	6,339,910	3.59
Parks & Playgrounds.....	5,347,074	3.02
Miscellaneous.....	2,474,535	1.40
Waterfront Improvements.....	2,113,172	1.19
Hospitals & Charitable Grants.....	2,068,867	1.17
City & County Buildings.....	1,824,079	1.03
Firehalls & Equipment.....	905,095	.51
Municipal Hospitals.....	680,000	.38
Registry Office-City.....	500,000	.28
Markets.....	426,876	.24
Industrial Farms.....	421,920	.24
Garbage Disposal	350,500	.20
Police Stations.....	258,055	.15
Public Libraries.....	257,923	.15
General Debt.....	<u>\$71,711,930</u>	40.55
REVENUE-PRODUCING AND SPECIALLY RATED DEBT:		
*Toronto Transportation System.....	\$39,728,567	22.46
*Toronto Hydro-Electric System.....	26,014,663	14.71
*Waterworks.....	20,704,730	11.71
*Local Improvements-Ratepayers' Share.....	10,834,667	6.13
City-owned Radial Railways (under T.T.C. operation)	3,487,000	1.97
*Canadian National Exhibition Buildings	2,003,197	1.13
Royal Agricultural Winter Fair Building	1,150,000	.65
Housing.....	667,000	.38
Abattoir.....	374,000	.21
Island Ferry Service (under T.T.C. operation)	186,000	.10
Special Debt.....	<u>\$105,149,824</u>	59.45
Total Gross Debt.....	<u>\$176,861,754</u>	100.00
*Wholly self-sustaining.		

In the following chart is clearly shown how the City debt is divided between general or non-revenue-producing debt and special or revenue-producing debt.



General Debt

Non-revenue producing or general debt represents such essential services as schools, sewers, bridges, parks, hospitals, &c. and accounts for approximately 41% of the City's gross debt. Some of the large items in the revenue-producing debt, which forms 59% of the whole, are as follows: Toronto Transportation System, 22%; Toronto Hydro-Electric System, 15%; Water works, 12%; Local Improvements (ratepayers' share), 6%. Since 1918 the revenue producing debt has increased 127%, the general debt only 24%.

PUBLICLY OWNED UTILITIES OF THE CITY OF TORONTO

Over \$94,000,000 has been invested by the Corporation in public utilities, while some \$11,000,000 has been advanced for the ratepayers' share of local improvements, all charges on which are met by the properties benefited. In addition the City has guaranteed bonds of the Toronto Harbour Commissioners in the sum of \$25,000,000, of which \$22,388,000 are outstanding.

Provision for Depreciation of Publicly Owned Utilities

Toronto believes that serial bonds are the proper method of financing public utilities as, under this plan, depreciation is automatically cared for and, where the life of the asset has been accurately estimated, there should always be some years of useful lifetime in every asset after all the serial bonds have matured.

Toronto Transportation Commission

Since 1921 the street railway service in the City has been owned by the Corporation and operated by an appointed body known as the Toronto Transportation Commission. The system includes over 1,000 cars and buses of the most modern type and a fleet of fast and luxurious motor coaches. Service is the slogan of the Commission and everything is done to cater to the needs and comfort of its patrons. Every part of the City is served by the system and 188,000,000 revenue passengers were carried in 1927.

The Commission entrusted with the control of this utility is a board of able business men, serving without remuneration. Under them is a staff of capable executives, who have charge of the actual management.

The Toronto Transportation Commission has been operated very successfully and a satisfactory surplus, over and above all debt and maintenance charges, has resulted each year. Net operating income for the year ended December 31st, 1927, was \$5,029,239. After all necessary reserves had been provided for, \$116,655 was carried to surplus account. Total reserves at that time, including debt redemption and surplus, amounted to \$11,180,375. The system is recognized as one of the finest on the continent.

City-owned Radial Railways

Some years ago the City, in what is known as "the clean up deal" acquired the Toronto and York Radial Railways. Under the Act of 1921 the Hydro-Electric Power Commission of Ontario was entrusted, as trustee of the City, with their operation. The system was composed of three units, Metropolitan, Scarboro and Mimico, running north,

east and west, respectively, from the City limits. Such unconnected lines, it was soon discovered, could not be operated at other than a loss. Accordingly it was decided to place them under the same management as the system within the City limits, viz. the Toronto Transportation Commission. The actual transfer took place in January, 1927. The gauge of the radial tracks has been changed to correspond with that of the Toronto Transportation Commission and according to present plans cars will be operated from the downtown districts instead of from the City limits as formerly. Centralized control will make possible a number of obvious economies, and it is expected that the coordinated system will soon be operated on a more satisfactory financial basis.

**Island
Ferry
Service**

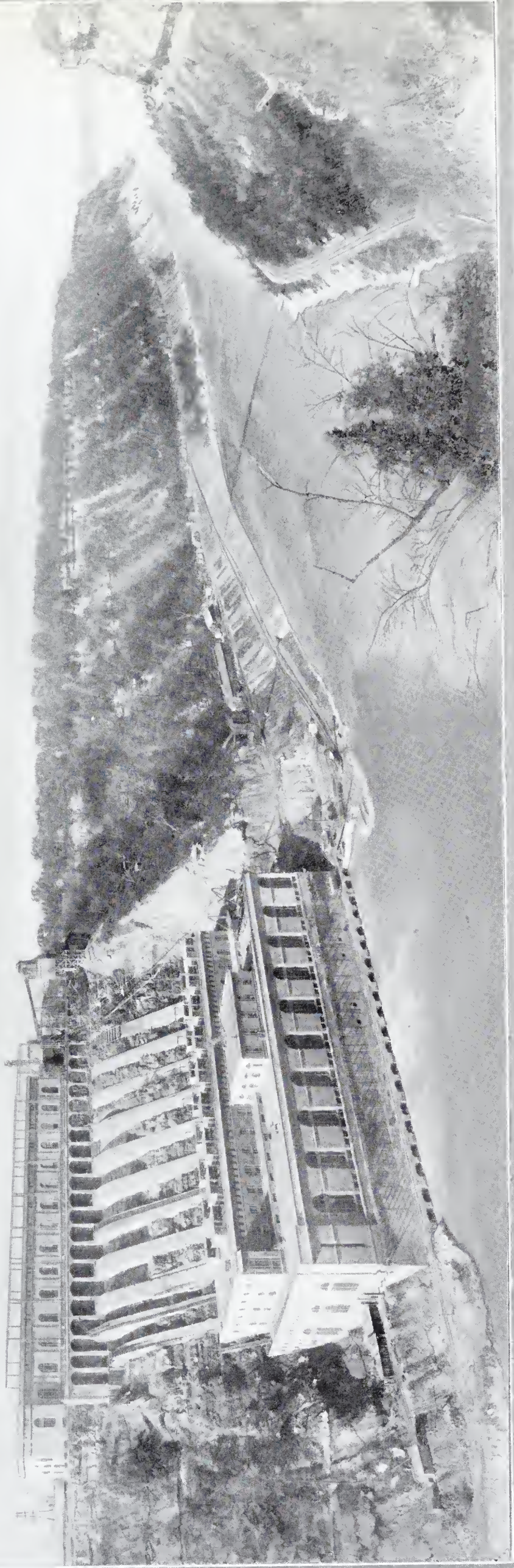
The Corporation of the City of Toronto owns all the land on Toronto Island with the exception of a small portion held by the Dominion Government. This irregular shaped island, which forms the southern boundary of the Bay, is approximately five miles in length and contains 344 acres. The land is leased to summer cottagers under long term agreements and these leases and the taxes derived from the Island properties bring in to the City an annual revenue of \$90,344.

In 1926 the Toronto Ferry Company, Limited, who had for many years operated a ferry service in the Bay, notified the City that, as the baseball activities at Hanlan's Point were being transferred to the mainland, they would discontinue forthwith the operation of the ferry boats. As the City had such a valuable asset in the Island, and as the residents were entitled to some means of transportation to the mainland, the City after extended negotiations purchased from the Toronto Ferry Company, Limited, for \$352,000, its fleet of boats, as well as certain properties at Hanlan's Point. The operation of this service has been placed in the hands of the Toronto Transportation Commission. During the year 1927, which was the first season of operation by the Commission on behalf of the City, there was an operating loss, including debt charges, dock rentals, etc., of approximately \$80,000.

**Toronto
Hydro-
Electric
System**

This public utility, municipally owned, is directed by a commission of three members, one appointed by the City Council and one by the Hydro-Electric Power Commission of Ontario, while the Mayor acts ex officio. The actual management is in the hands of a capable group of executives and specially trained assistants. All power is purchased from the Hydro-Electric Power Commission of Ontario and delivered by that Commission at the borders of the City. Power at cost is in turn supplied to consumers by the local system.

Gross capital investment in this utility was \$32,384,389 at the end of 1927, against which there were City of Toronto debentures outstanding totaling \$26,014,663 and reserves of \$11,826,834. These reserves provide not only for debt redemption but for replacement of all machinery and equipment when required. In addition to paying off the present debt, the Hydro is accumulating further reserves, to be used ultimately in replacing the entire present system at the end of its useful life. Operation of this public service has been highly successful and in 1927 \$39,273 was carried to surplus account, after paying all charges. The community is very fortunate in owning such a splendid utility.



The Chippawa Plant of the Hydro-Electric Power Commission of Ontario, on the
Niagara River. One of the sources of electrical energy for Toronto

Waterworks

Toronto has an excellent waterworks system. Through efficient operation the citizens are furnished with a supply of filtered water of undoubted purity at remarkably low cost. This public service, operated under the direction of the Commissioner of Works, represents an original investment of \$21,720,403. Waterworks debt retired in the last decade totals \$1,264,000 and during the same period the sinking fund accumulation behind this debt has grown from \$3,162,851 to \$5,488,275. The net debt as of December 31st, 1927, was \$15,216,455.

It is the City's policy not to extend interdepartmental privileges or free service. Therefore the Waterworks department makes an appropriate charge for all water supplied to each civic department or commission.

The City is at present engaged in the construction of an extension to the existing system, which will form an effective duplicate and, when complete, ensure an ample supply of water for a long period of years.

This utility is self-supporting.

**Local
Improvements
(Special
Assessments)**

New debt on account of local improvements amounted to \$1,340,741 in 1927, while redemptions totalled \$2,356,213. This excess of redemptions over new sales, amounting to \$1,015,472, reduced the gross local improvement debt from \$18,190,049 at the end of 1926 to \$17,174,577 on December 31st, 1927.

In the last ten years, bonds issued on account of local improvements aggregated \$23,746,091. During the same period retirements totalled \$30,883,236.

**The
Canadian
National
Exhibition**

Management of the Canadian National Exhibition is entrusted to a board of capable business men, known as The Canadian National Exhibition Association. Ideal facilities have been provided by the City for the purposes of the Exhibition. On two hundred acres of beautiful, improved park lands, extending along the lake-front, attractive structures have been erected and these are made available each year to the Association for the period the Exhibition is in progress. Throughout the rest of the year the grounds are open to the public. All revenue in excess of operating expenses is turned over to the City, and for some years past it has been more than sufficient to pay all debt and maintenance charges.

The Fall of 1928 will mark the fiftieth anniversary of the Canadian National Exhibition. The annual attendance during the two weeks when the Exhibition is in progress averages over 1,500,000 paid admissions; for 1927 it was 1,870,000. Each year has added new successes to "the world's largest annual exposition." Although the appeal of this great fair is primarily Canadian, exhibits are attracted from all parts of the world. Great Britain, the United States, France, Mexico, the West Indies and South America are represented regularly, while recently interesting exhibits have appeared from New Zealand, Switzerland, Colombia, Barbadoes and Sierra Leone. The Canadian National Exhibition is a mirror of national resources and progress, in which is depicted every branch and phase of Canadian development. Inestimable benefits accrue from this great fair, wherein education and entertainment are so admirably blended.



THE CANADIAN NATIONAL EXHIBITION
Typical Scenes

**Royal
Agricultural
Winter Fair**

The Royal Agricultural Winter Fair, held for ten days each November in Toronto, has grown in its six years of existence to be the world's greatest indoor livestock and agricultural exhibition.

The Coliseum where the fair is held is the largest and most modern fireproof building of its kind in the world. With a total area of over fifteen acres under one roof, the Fair has stabling accommodation for thousands of horses, cattle, sheep and swine. In ideal surroundings the very best in livestock and agricultural exhibits is displayed. Several of the Fair's specialty shows are unsurpassed on this Continent. These are the Horse Show and the exhibits of livestock, poultry and silver and black foxes. The Flower Show, to which nearly an acre of space is devoted, attracts and delights thousands of visitors. In addition there is a very large and varied showing of fruit and vegetables. The large arena where the horse show is held and the parades of livestock take place has seating capacity for 10,000.

While it is not possible to estimate the manifold benefits of an exhibition devoted to the primary industry of the country, it is generally admitted that the Royal Winter Fair has contributed to a marked improvement in livestock and agricultural standards. It has also done much to further a better understanding between the agricultural and urban elements of our population. The success of the Royal Agricultural Winter Fair in its short life has been remarkable and reflects credit upon those in charge of the undertaking.

**Toronto
Housing
Commission**

The housing situation in Toronto, immediately following the war, was extremely acute. To relieve the situation the City erected some 240 attractive dwellings, at a cost of \$948,000. These were quickly disposed of under agreements of sale, whereby the purchaser paid 10% cash and the balance in monthly payments of slightly less than \$24, spread over a twenty year period. Capital financing of this very successful project was accomplished by means of serial bonds. These homes are all occupied at the present time and the City has never experienced any losses through default in payments. The purchaser's equity increases year by year until, when the last payment is made, he automatically becomes sole owner of the property.

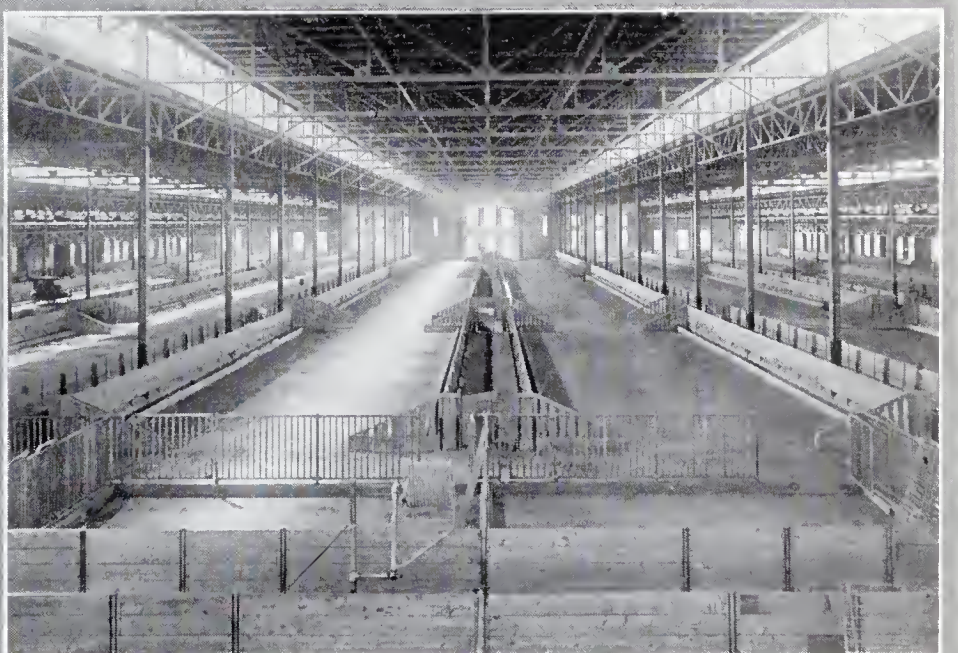
**Civic
Abattoir**

The Civic Abattoir, although exempt from all forms of taxation, has unfortunately never been entirely self-sustaining.

**Taxation of
Public
Utilities**

The Toronto Transportation Commission, the Toronto Hydro-Electric System and the Ferry service pay taxes on land, but not on buildings and improvements. They pay no business taxes.

The Housing Commission properties pay all taxes, but Waterworks, Abattoir and Exhibition Buildings are exempt.



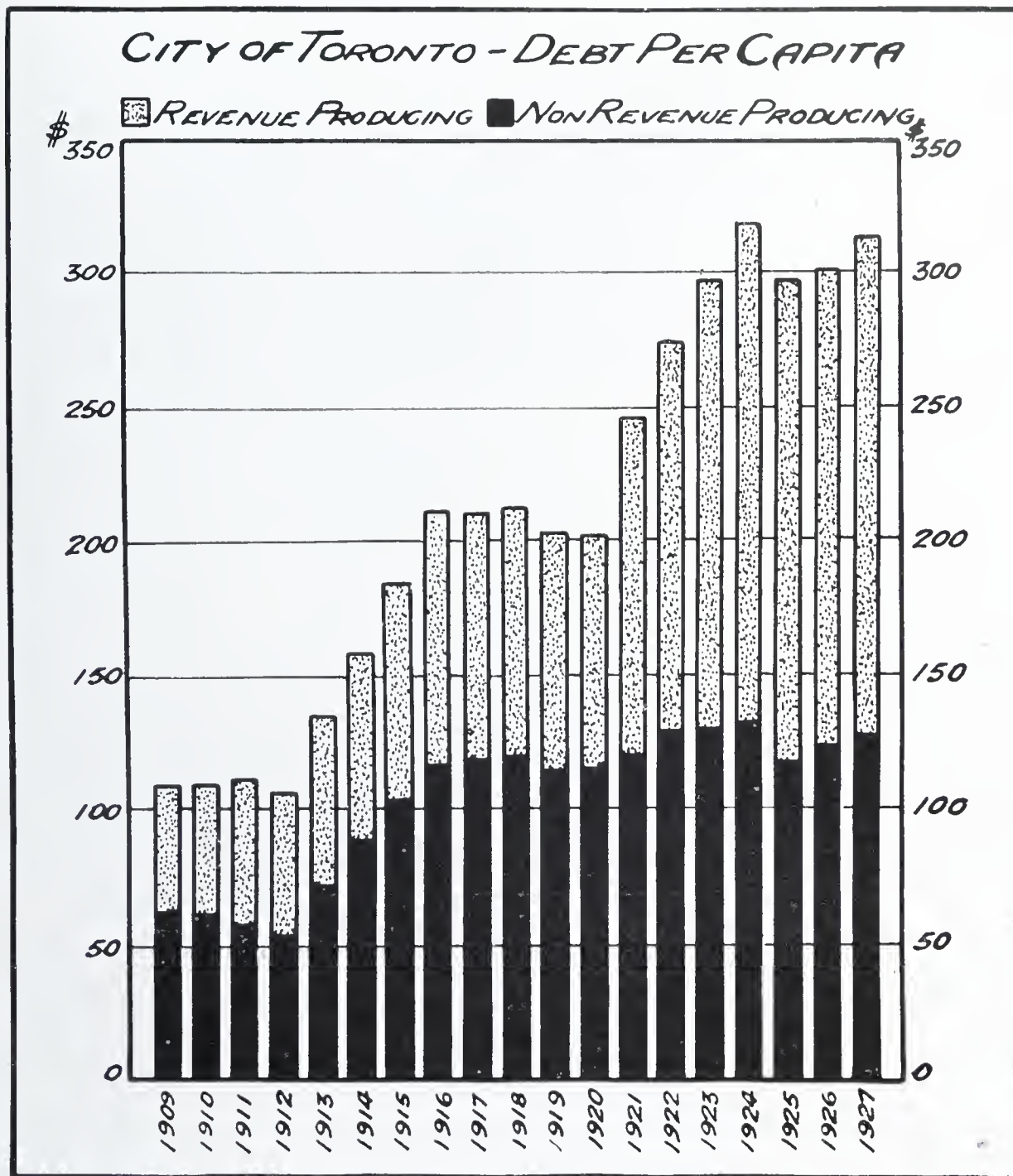
THE ROYAL AGRICULTURAL WINTER FAIR
Arena and Cattle Stables

DEBT PER CAPITA—1906-1927

Year December 31st	Gross Debt	Non-Revenue Producing Debt	Population	Non-Revenue Producing Debt per Capita	Gross Debt per Capita
1906	\$25,412,644	\$15,215,608	253,720	\$59.97	\$100.16
1907	27,543,743	16,234,335	272,600	59.55	101.04
1908	32,093,512	18,392,764	287,201	64.04	111.75
1909	35,972,988	20,405,022	325,302	62.73	110.58
1910	37,967,039	20,801,489	341,991	60.83	111.02
1911	43,110,472	21,655,154	381,546	56.76	113.00
1912	44,329,623	22,203,705	417,520	53.18	106.17
1913	61,118,101	31,424,076	445,575	70.53	137.17
1914	75,249,388	40,904,282	470,151	87.00	160.05
1915	86,146,524	47,278,304	463,705	101.96	185.79
1916	97,730,921	53,086,430	460,526	115.27	212.22
1917	100,323,433	55,228,251	473,829	116.56	211.11
1918	104,116,152	57,830,083	489,681	118.10	212.62
1919	101,819,753	56,223,546	499,278	112.61	203.93
1920	103,819,125	58,492,700	512,812	114.06	202.45
1921	130,008,954	60,919,643	522,666	116.56	248.90
1922	145,087,579	66,901,668	529,083	126.45	274.22
1923	160,173,859	68,891,510	538,771	127.87	297.29
1924	173,374,220	70,165,477	542,417	129.36	319.63
1925	163,951,785	64,815,903	549,429	117.97	298.40
1926	167,007,419	68,172,002	556,691	122.46	300.00
1927	176,861,754	71,711,930	569,899	125.83	310.34



Lake Steamers in Harbour



Debt per
Capita

A comparative table and chart of the City's per capita debt is shown above. Although the gross debt has increased, this has been chiefly on account of self-sustaining public utilities. General per capita debt has remained surprisingly uniform since 1915. Compared with an increase of 24% in population, general debt has increased only 9% since 1916.

DEBT MATURITIES

Year	Sinking Fund Bonds	Instalment Bonds	Total
1928.....	\$ 804,324	\$5,244,399	\$6,048,723
1929.....	7,998,312	5,429,374	13,427,686
1930.....	86,684	5,605,883	5,692,567
1931.....	165,005	5,589,518	5,754,523
1932.....	267,937	5,536,507	5,804,444
1933.....		4,967,091	4,967,091
1934.....	25,383	4,825,511	4,850,894
1935.....	67,614	4,558,954	4,626,568
1936.....	1,864,466	4,446,954	6,311,420
1937.....	2,000	4,355,666	4,357,666
1938.....	5,055	4,284,576	4,289,631
1939.....		4,443,618	4,443,618
1940.....	9,336,000	4,634,775	13,970,775
1941.....		4,680,717	4,680,717
1942.....	175,000	4,569,896	4,744,896
1943.....	1,131,013	4,404,870	5,535,913
1944.....	5,809,340	4,475,661	10,285,001
1945.....	2,927,272	3,454,600	6,381,872
1946.....		3,564,057	3,564,057
1947.....		3,566,716	3,566,716
1948.....	30,937,292	3,304,936	34,242,228
1949.....	2,004,367	3,448,171	5,452,538
1950.....		3,505,900	3,505,900
1951.....		3,441,000	3,441,000
1952.....		1,788,200	1,788,200
1953.....	698,000	1,164,300	1,862,300
1954.....		726,400	726,400
1956.....	1,000,000	653,400	1,653,400
1956.....		542,100	542,100
1957.....		342,900	342,900
	<u>\$65,305,094</u>	<u>\$111,556,660</u>	<u>\$176,861,754</u>

Net Funded Debt Straight term (sinking fund) bonds outstanding December 31st, 1927, amounted to \$65,305,094, against which there was a sinking fund accumulation of \$26,483,515, making a net sinking fund debt of \$38,821,579.

Serial bonds outstanding amounted to \$111,556,660. These bonds mature and are redeemed annually, and provision for their retirement is made a first charge in each year's tax rate.

Details by services of the net funded debt are given in the following table:



"Sunnyside," the Western Entrance to Toronto, as Developed by the Toronto Harbour Commissioners

NET FUNDED DEBT

Service	Gross Debt	Accumulated Sinking Fund	Net Debt Dec. 31st, 1927
GENERAL:			
Schools—Public.....	\$15,815,187	\$ 3,121,516	\$12,693,671
" High.....	3,439,902	411,447	3,028,455
" Technical.....	2,398,802	594,653	1,804,149
" Commercial.....	1,515,697	108,945	1,406,752
" Industrial.....	46,207	41,600	4,607
Highways.....	15,832,865	1,316,727	14,516,138
Main Sewers.....	8,695,264	1,729,891	6,965,373
Local Improvements—City's Share.....	6,339,910	621,250	5,718,660
Parks and Playgrounds.....	5,347,074	911,515	4,435,559
Miscellaneous.....	2,474,535	1,510,269	964,266
Waterfront Improvements.....	2,113,172	1,714,157	399,015
Hospitals and Charitable Grants.....	2,068,867	421,495	1,647,372
City and County Buildings.....	1,824,079	1,687,229	136,850
Firehalls, and equipment.....	905,095	313,703	591,392
Municipal Hospitals.....	680,000		680,000
Registry Office (City).....	500,000	109,631	390,359
Markets.....	426,876	303,678	123,198
Industrial Farms.....	421,920	118,647	303,273
Garbage Disposal.....	350,500	78,304	272,196
Police Stations.....	258,055	112,490	145,565
Public Libraries.....	257,923	58,572	199,351
Net General Debt.....	\$71,711,930	\$15,285,719	\$56,426,211
REVENUE-PRODUCING AND SPECIALLY RATED DEBT:			
*Toronto Transportation System.....	39,728,567	1,220,196	38,508,371
*Toronto Hydro-Electric System.....	26,014,663	3,860,204	22,154,459
*Waterworks.....	20,704,730	5,488,275	15,216,455
*Local Improvements—Ratepayers' Share.....	10,834,667	72,513	10,762,154
City-owned Radial Railways (under T.T.C. operation).....	3,487,000	130,266	3,356,734
*Canadian National Exhibition Buildings	2,003,197	319,630	1,683,567
Royal Agricultural Winter Fair Building	1,150,000		1,150,000
Housing.....	667,000		667,000
Abattoir.....	374,000	106,712	267,288
Island Ferry Service (under T.T.C. operation).....	186,000		186,000
Net Special Debt.....	\$105,149,824	\$11,197,796	\$93,952,028
Total Net Debt.....	\$176,861,754	\$26,483,515	\$150,378,239
*Wholly self-sustaining.			

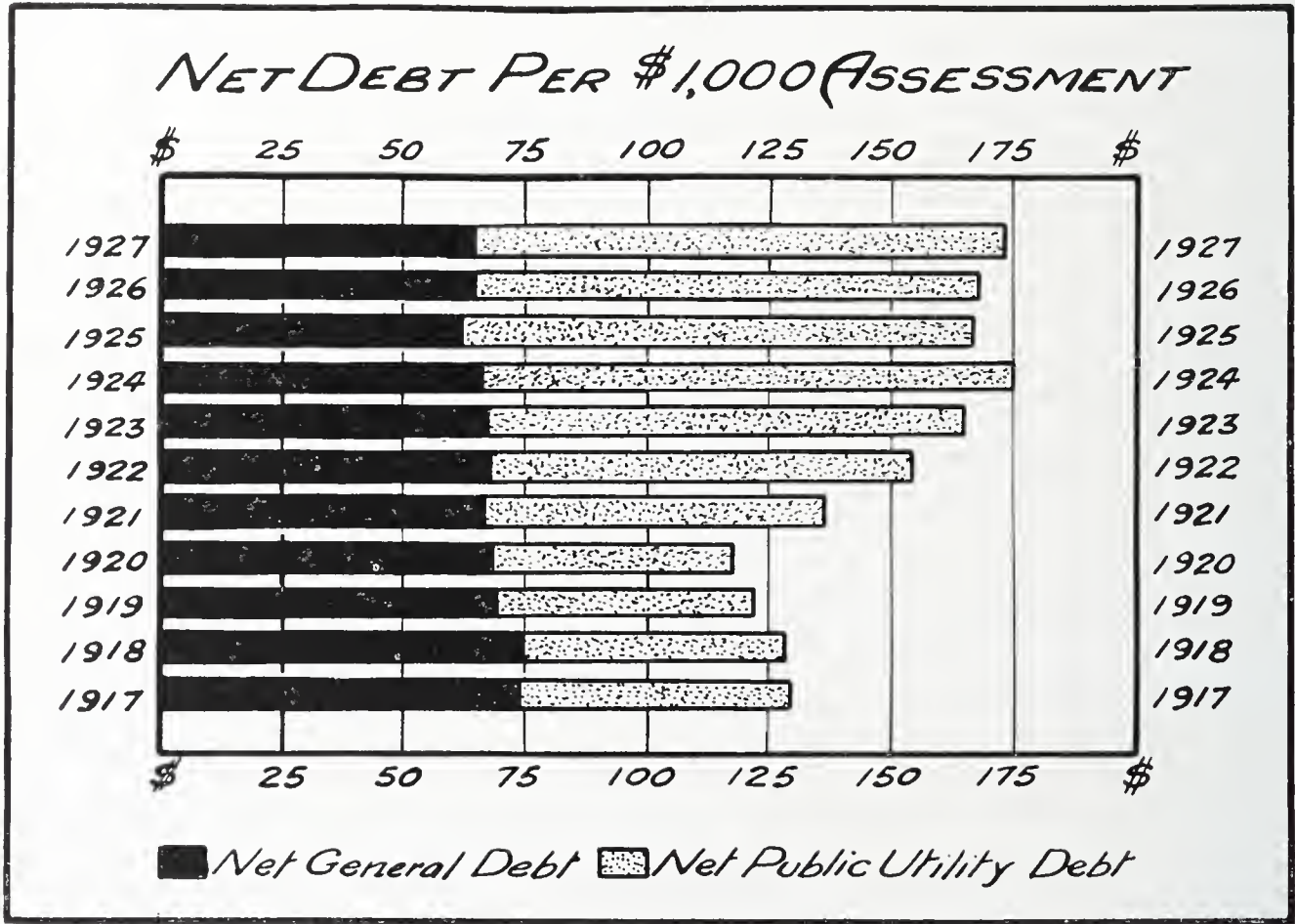
Security Behind the Debt The revenue-producing and specially rated portion of Toronto's debt, amounting to \$105,149,824, is secured by realizable assets, in the form of plants, properties and equipment, the value of which greatly exceeds the debt outstanding. The net general debt of \$56,476,211 is secured by City-owned real estate and buildings, valued in excess of \$57,000,000, and in addition the City has such permanent assets as bridges, pavements, sidewalks, sewers, etc. representing an investment of many millions of dollars. All these assets, in so far as security for debt is concerned, are additional to the taxing power on an assessment which at present approximates \$900,000,000. A table and chart of debt and assessment follows:



Reference Library

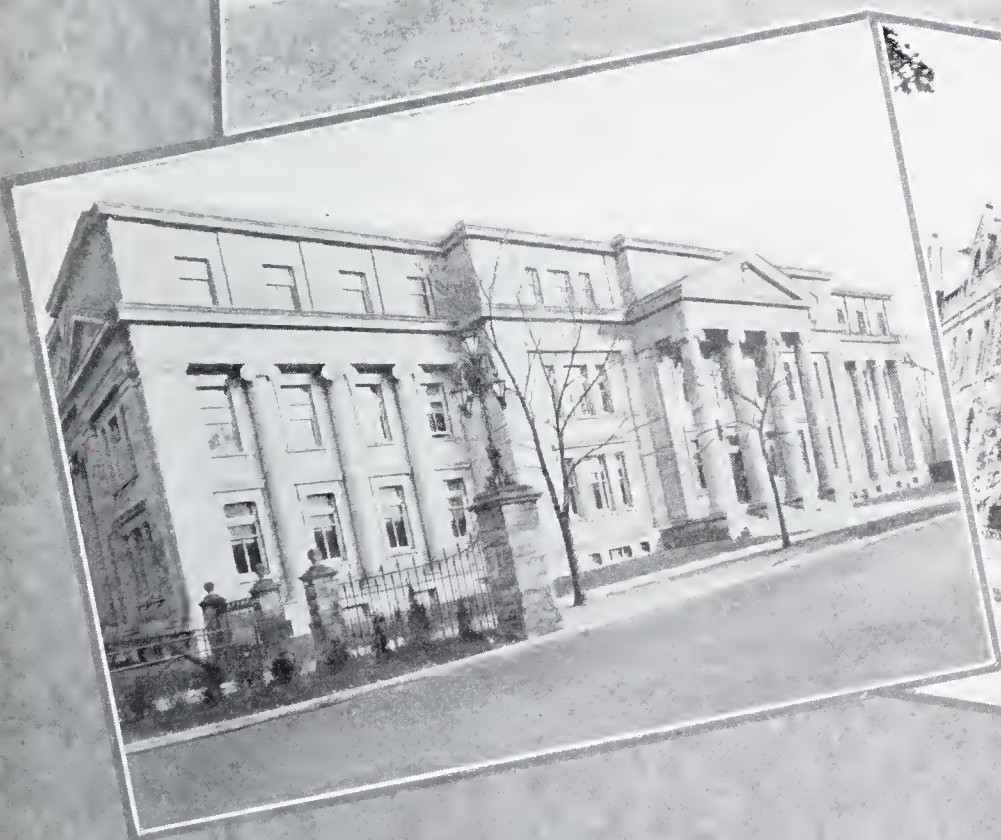
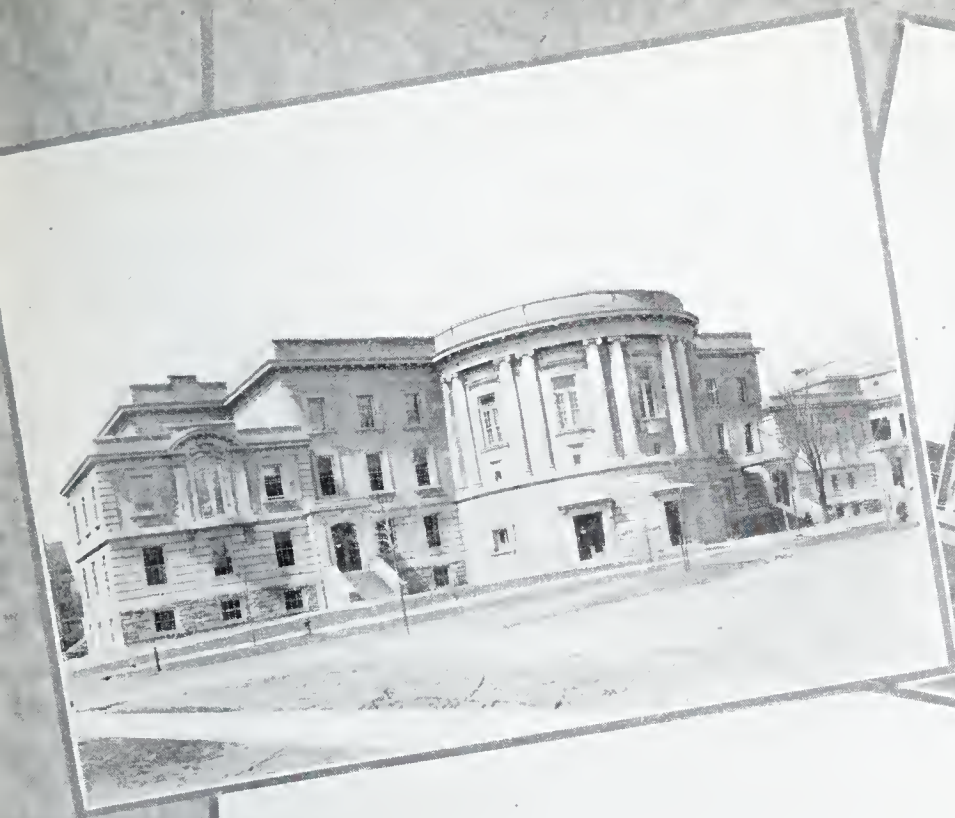
DEBT AND ASSESSMENT

Year	Assessment	Net General Debt	Per \$1,000 of Assessment	Total Net Debt	Per \$1,000 of Assessment
1916	\$581,951,013	\$39,339,025	\$67.60	\$74,668,574	\$128.31
1917	584,343,609	42,937,640	73.48	75,895,676	129.88
1918	600,778,155	44,289,618	73.72	77,836,811	129.56
1919	619,076,325	42,238,049	68.23	74,353,862	120.10
1920	637,771,320	43,410,176	68.07	75,452,881	118.31
1921	693,483,354	45,112,321	65.05	101,905,003	146.95
1922	742,009,040	50,129,517	67.56	115,055,731	155.06
1923	790,058,870	52,112,400	65.96	129,687,315	164.15
1924	813,832,400	52,793,469	64.87	142,590,242	175.21
1925	836,510,764	51,417,742	61.47	139,415,159	166.66
1926	846,958,784	53,844,713	63.57	142,575,478	168.34
1927	867,916,920	56,476,211	65.01	150,378,239	173.26



Annual Debt Charges

Annual debt charges on the existing funded debt, as at December 31st, 1927, were \$14,950,042. Of this sum, \$6,554,729 was on account of principal and \$8,395,313 for interest. The City's self-supporting utilities reimburse the treasury in the amount of \$9,333,992, while the balance, viz. \$5,616,050, which is on account of ordinary City activities, is a charge in the tax rate. Details of debt charges as at December 31st, 1927, follow:



THE UNIVERSITY OF TORONTO
Some of the Many Buildings that Form a Very Impressive Group

ANNUAL DEBT CHARGES FOR 1928 ON FUNDED DEBT
AS AT DECEMBER 31st, 1927.

Debt Classification	Debt Charges			
	Interest	Principal	Total	Per Cent. of Whole
Met by School Rates:				
Schools—Public.....	\$751,013	\$308,388	\$1,059,401	7.09
" High.....	168,705	65,675	234,280	1.57
" Technical.....	104,788	46,744	151,532	1.01
" Commercial.....	72,286	28,536	100,822	.67
" Industrial	1,512	595	2,107	.02
	\$10,980,304	\$449,838	\$1,548,142	10.36
Met by General Taxes:				
Highways.....	\$771,654	\$561,028	\$1,272,682	8.51
Local Improvements—City's Share	298,953	734,192	1,033,145	6.91
Main Sewers.....	385,334	163,584	548,918	3.67
Parks and Playgrounds	241,842	251,291	493,133	3.30
Hospitals and Charitable Grants	86,609	47,352	133,961	.90
Miscellaneous.....	94,049	38,785	132,834	.89
City and County Buildings.....	63,843	29,863	93,706	.63
Waterfront Improvements.....	61,604	31,008	92,702	.62
Municipal Hospitals.....	36,502	20,000	56,502	.38
Firehalls and Equipment.....	34,443	17,344	51,787	.35
Registry Office.....	22,768	13,500	36,268	.24
Garbage Disposal.....	15,732	18,223	33,955	.23
Industrial Farms.....	18,986	7,091	26,077	.17
Public Libraries	12,273	11,863	24,136	.16
Markets	15,491	8,113	23,604	.15
Police Stations.....	10,404	4,094	14,498	.10
	\$2,110,487	\$1,957,421	\$4,067,908	27.21
Met by Special Revenue:				
Toronto Transportation System	\$2,128,781	\$1,056,467	\$3,185,248	21.31
Toronto Hydro-Electric System	1,276,224	895,410	2,171,634	14.53
Local Improvements—Rate- payers' Share.....	483,436	1,474,028	1,957,464	13.09
Waterworks.....	897,810	365,042	1,262,852	8.45
City-owned Radial Railways (under T.T.C. operation)....	190,519	180,672	371,191	2.48
Canadian National Exhibition....	83,739	93,625	177,364	1.19
Royal Agricultural Winter Fair ..	61,445	24,000	85,445	.57
Housing.....	39,495	35,000	74,495	.49
Island Ferry Service (under T. T.C. operation)	8,243	17,000	25,243	.17
Abattoir.....	16,830	6,226	23,056	.15
	\$5,186,522	\$4,147,470	\$9,333,992	62.43
Total Debt Charges.....	\$8,395,313	\$6,554,729	\$14,950,042	100.00



EMPIRE MARKETING BOARD
Representative Exhibits on Display at the Canadian National Exhibition

Contingent
Liabilities

Apart from its direct funded debt of \$177,000,000. the City
has the following contingent liabilities:

CONTINGENT LIABILITIES ON BONDS
December 31st, 1927

Particulars	Limit of Liability	Bonds Issued to Date	Bonds Redeemed to Date	Bonds Outstanding Dec. 31st, 1927
Bonds Guaranteed by the City:				
Toronto Harbour Commissioners	\$25,000,000	\$25,000,000	\$2,612,000	\$22,388,000
Toronto Housing Company Ltd.	850,000	850,000	91,000	759,000
Industrial Schools Associations....	57,000	57,000	37,000	20,000
	\$25,907,000	\$25,907,000	\$2,740,000	\$23,167,000

City bonds to the extent of \$4,240,196 are deposited with the Hydro-Electric Power Commission of Ontario in connection with a proposed line for which the legislative sanction has been withdrawn.

Toronto
Harbour
Commission

In 1911, by virtue of an Act of Parliament, "The Toronto Harbour Commission" was created. The purpose of this body was to develop and improve Toronto's waterfront, and, with the exception of certain properties required by the Corporation, all City-owned lakefront lands were at that time transferred to the Commission. The Commission was empowered to issue forty-year bonds to the extent of \$25,000,000 and the City by agreement undertook to unconditionally guarantee the issue. The trust deed provides for the operation of a sinking fund, so that by the maturity date, viz. 1953, fifty per cent. of the issue will have been retired. The original issue of \$25,000,000 has all been marketed and it is estimated that at least \$5,000,000 more will be required to complete the project. Bonds outstanding, as at December 31st, 1927, amounted to \$22,388,000.

It was realized that, in order to give effect to the plans of the Harbour Commissioners, extensive dredging operations would be necessary to provide the required depth of water in the inner harbour. To load the material taken from the bed of the harbour onto scows and dump it in the lake would in itself have been a very expensive operation. It was therefore decided to enlarge the harbour scheme and—by the use of sand pumps and pipe lines—to carry on an extensive reclamation scheme with the dredging operations. Approximately 982 acres of land have in this way been reclaimed, of which 616 acres are for industrial sites. While the whole reclamation scheme is not quite complete, extensive sales of these lands have been made and modern factories, warehouses and storage buildings have been erected on the waterfront. The harbour proper is modern in every respect and fully provided with the necessary facilities to accommodate water borne traffic.

In addition to providing commercial properties, the Commission reclaimed 366 acres of land which is ideally situated for park and recreation purposes. The plans also contemplated a wide boulevard along the waterfront, running from the westerly to the easterly limits of the City, a distance of about twelve miles. The western section has been completed and provides Toronto with an entrance not excelled by that of any other city on the continent.

TORONTO HARBOUR COMMISSIONERS

Plan Showing Toronto Harbour, Toronto Island, and Improvements made along Twelve Miles of Waterfront. In Centre may be seen the Reclaimed Land and New Docks on Mainland in Inner Harbour; at Right Centre, Made Land for Industrial Purposes, Served by Ship Channel and Turning Basin
(Area of land reclaimed to date, 982 acres)



**Toronto
Housing
Company,
Limited**

An Act was passed in 1913 whereby authority was given to municipalities to guarantee bonds of companies created to provide housing accommodation at reasonable rentals. This guarantee was limited to 85% of the value of the lands and buildings held by such companies. The Toronto Housing Company, Limited, was formed under this statute and the City guaranteed \$850,000 of its bonds. By the end of 1925 the entire issue had been marketed. To date \$91,000 have been redeemed, through the means of a sinking fund, administered by a trust company. The Company has been highly successful and now controls 334 excellent five-room apartments.

**Industrial
Schools**

The City, under statutory authority, has guaranteed the bonds of the Alexandra School for Girls. This institution, situated in the east end of the City, is doing a commendable work. Bonds outstanding total \$20,000 and are secured by properties valued at \$93,800.

**Hydro-
Electric
Radial
Railways**

Some years ago it was proposed that the City of Toronto, in common with certain other municipalities, should authorize the Hydro-Electric Power Commission of Ontario to construct a fast radial line between Toronto and London, via Port Credit. Accordingly, certain agreements were entered into and the City, in performance of its undertaking, deposited with the Commission an issue of fifty-year debentures aggregating \$4,240,196.

In the midsummer of 1920 the Provincial Government instructed the Commission to make no more expenditures on this project until further advised.

At the 1922 session of the Legislature there was enacted The Municipal Electric Railway Act of 1922. This new Act not only repealed The Hydro-Electric Railway Act of 1914 and amending Acts, but also declared all by-laws previously passed by municipal corporations and all agreements made between municipal corporations and the Commission, to be void and of no further force or effect.

While the Act of 1922 provided means by which the scheme could be revived, quite a number of the municipalities concerned failed to take the necessary action and—as complete cooperation was essential to the whole scheme—it was impossible to advance the matter further. Toronto hopes to secure the return of its bonds intact in due course.

**Sinking
Fund**

By reason of very careful operation, Toronto's sinking fund is in an exceptionally strong position. As it is the policy of the City to retire all debt at or before maturity, the sufficiency of the annual levies is from time to time proven by actuarial test.

The fund since its establishment has been operated on a 3% basis. It is restricted by statute to such investments as are legal for trust funds.

The financial operations of the sinking fund for 1927, and the Balance Sheet as at December 31st, 1927, are as follows:

STATEMENT OF OPERATIONS OF SINKING FUND DURING 1927

Balance, December 31st, 1926:

Accumulated Sinking Fund (actuarially determined)	\$24,431,941.12	
Accumulated Excess Earnings over actuarial requirements	859,037.65	
		<u>\$25,290,978.77</u>

ADD:

Accretions during year:

Annual levies	1,274,172.66	
Earnings on Investments	1,345,299.01	
		<u>2,619,471.67</u>

Applicable as follows:

Reserve for debt redemption (actuarially determined)	\$2,056,679.06
Excess earnings for the year over actuarial requirements	562,792.61
	<u>\$2,619,471.67</u>

\$27,910,450.44

DEDUCT:

Debentures redeemed in 1927 at maturity	5,104.68
---	----------

Balance at 31st December, 1927:

Accumulated Sinking Fund, (actuarially determined)	\$26,483,515.50	
Accumulated excess earnings over actuarial requirements	1,421,830.26	
		<u>\$27,905,345.76</u>



TORONTO TRANSPORTATION COMMISSION
Standard Motor Coach

SINKING FUND—BALANCE SHEET DECEMBER 31st, 1927.			
ASSETS		LIABILITIES	
Municipal Debentures	\$25,541,656.31	Accumulated Sinking Fund, actuarially determined, to redeem at maturity the City's entire Sinking Fund Debt.....	\$26,483,515.50
Cash in Banks	1,938,696.37	Balance—being excess earn- ings over actuarial require- ments.....	1,421,830.26
Accrued Interest on invest- ments and bank balances	424,993.08		
	<u>\$27,905,345.76</u>		<u>\$27,905,345.76</u>
Treasury Department, January 10th, 1928.		(Sgd.) GEO. H. ROSS, City Treasurer.	
I have examined the balance sheet and the statement of operations of the Sinking Fund of the City of Toronto for the year 1927 and find them to be in order.			
I have verified the securities and also the bank balances representing the investments of the Sinking Fund.			
Department of Audit, January 19th, 1928.		(Sgd.) S. C. SCOTT, A.C.A. City Auditor.	

Sinking
Fund
Operating
Account
And
Balance
Sheet

The assets of the fund consist exclusively of City of Toronto debentures and cash.

By purchasing direct from the treasury, there accrues to the fund the usual underwriting profits and charges. As the fund earns in excess of the basic rate of 3%, it has for some years past shown an annual surplus, which at the close of 1927 amounted to \$1,421,830, being an increase during the year of \$562,792. From time to time these surplus earnings, along with the specific redemption reserves, are applied to the extinguishment of debt before maturity. Since 1919 almost \$12,000,000 of debt has been extinguished in this way. Such a showing reflects favourably on the condition and operation of the fund.

Against a straight term debt of \$65,305,094, total assets in the fund were, on December 31st, 1927, \$27,905,346—or \$1,421,830 in excess of actuarial requirements. This means that for every \$1,000 of sinking fund debt outstanding, \$427 has been accumulated in the fund, although only 17% of this type of debt matures before 1940.

SINKING FUND DEBT AND INVESTMENTS

Year of Maturity	Sinking Fund Debt	Par Value of Investments Held in Sinking Fund
1928.....	\$ 804,324	\$ 2,284,622
1929.....	7,998,312	2,556,112
1930.....	86,684	2,329,126
1931.....	165,005	1,950,372
1932.....	267,937	1,548,798
1933.....		1,561,137
1934.....	25,383	1,355,966
1935.....	67,614	992,173
1936.....	1,864,466	1,159,795
1937.....	2,000	595,635
1938.....	5,055	363,450
1939.....		374,054
1940.....	9,336,000	541,073
1941.....		366,678
1942.....	175,000	353,696
1943.....	1,131,043	410,328
1944.....	5,809,340	936,648
1945.....	2,927,272	1,390,638
1946.....		445,112
1947.....		176,890
1948.....	30,937,292	3,799,056
1949.....	2,004,367	104,133
1950.....		78,700
1951.....		56,700
1952.....		59,800
1953.....	698,000	32,800
1954.....		21,800
1955.....	1,000,000	21,800
1956.....		23,900
1957.....		2,900
	<u>\$65,305,064</u>	<u>\$25,893,892</u>

The greater part of the investments in the sinking fund consist of serial bonds. From the table above it will be seen that 63% of the investments mature within the next ten years. Serial bonds, maturing annually as they do, are ideally suited to the purposes of the sinking fund, as they eliminate the necessity of liquidating long term investments to meet current needs.

The following table illustrates how the fund will progress over a period of years. It must be understood that this table is not actual, but merely endeavors to indicate graphically the operation of the fund. Arbitrary conditions and earnings were of necessity assumed.

SINKING FUND CASH FOR INVESTMENT

Year	Levies	Net Interest Earnings	Investments Maturing in Fund	Total Income	Bonds to be Redeemed	Net Surplus for Investment in 10 Yr. Serials
1928	\$1,274,000	\$1,351,000	\$2,285,000	\$4,910,000	\$ 804,000	\$ 4,106,000*
1929	1,268,000	1,389,000†	5,341,000	7,998,000	7,998,000	
1930	1,131,000	1,175,000	2,329,000	4,635,000	87,000	4,548,000
1931	1,131,000	1,286,000	2,438,000	4,855,000	165,000	4,690,000
1932	1,124,000	1,399,000	2,434,000	4,957,000	268,000	4,689,000
1933	1,117,000	1,512,000	2,864,000	5,493,000		5,493,000
1934	1,117,000	1,644,000	3,159,000	5,920,000	25,000	5,895,000
1935	1,116,000	1,781,000	3,355,000	6,252,000	68,000	6,184,000
1936	1,116,000	1,922,000	4,131,000	7,169,000	1,864,000	5,305,000
1937	1,061,000	1,980,000	4,140,000	7,181,000	2,000	7,179,000
1938	1,061,000	2,132,000	4,655,000	7,848,000	5,000	7,843,000

*\$1,435,000 re-invested; \$2,671,000 kept as cash in bank.
†Including \$2,671,000 cash from previous year's surplus.

In only one year, 1929, will total income prove insufficient to retire maturing obligations. Almost \$8,000,000 of straight term debt matures in that year, and to retire this it will not be necessary to market any of the present holdings of the fund, but simply to keep liquid a portion of the 1928 income.

The table shows clearly the great annual turnover in the City's fund.

Conclusion Toronto has a settled population, seventy per cent. of its homes being owned by the occupants. The City is prosperous and there is a strong community feeling, which has manifested itself in the municipal ownership of the transportation, light and power systems, waterworks and other important public services. The citizens take pride in the splendid physical condition of their city, its clean, well lighted, well paved streets and boulevards and its fine parks and recreation centres.

The City is well provided with public and technical schools, high schools of commerce and collegiate institutes, in which there is a present day investment approximating \$25,000,000. Toronto is a recognized educational centre, having within its borders the University of Toronto and affiliated colleges, with a student body of six thousand, as well as schools of art, music and private schools and colleges.

In common with all other cities of over half a million population that have experienced substantial growth of late years, Toronto has in process of completion some large capital undertakings. These include an extension to the present waterworks system at an estimated cost of \$14,000,000, a drainage system for the northern portion of the city at an estimated cost of \$10,000,000, a railway viaduct along the harbour front, grade separations in the northwest of the city, and the completion of

the harbour works, each costing several millions of dollars, while in addition a number of expensive street widenings and extensions are proposed. As it was estimated that these works would extend over a considerable period, they were not financed at inception, but rather as construction progressed.

In the course of the next five years over \$36,000,000 of debt will mature and be paid off. The relief thus afforded, together with the natural increase in population and wealth, will enable the City to carry the burden of this new financing without undue strain on its credit.

Of late years Canada has enjoyed ever increasing prosperity, with an average of over \$2,000,000,000 of new wealth created annually, from the products of the field, forests, fisheries and mines. She stands in the front rank of the world's greatest producers of wheat, gold, silver, nickel, copper and wood pulp.

The Province of Ontario, with annual field crops valued at over \$250,000,000, agricultural products over \$500,000,000, minerals approximating \$100,000,000 and lumber and wood pulp many millions, is also noted for its industries, in which approximately \$2,000,000,000 has been invested, with an annual production of nearly \$1,700,000,000.

In Toronto alone, capital invested in industries is approximately \$500,000,000, while each year the gross value of the products is a like sum.

Toronto is very favourably situated on a natural land locked harbour and is well provided with water and rail transportation, as well as excellent highways. It is the gateway to the most populous portion of the Province, as well as to the famous timber and mineral areas of Northern Ontario. It is an important distributing centre and offers unusual attractions to manufactures.

During the past seven years building permits aggregated almost \$200,000,000, while for 1928 the prospects are that the figures will greatly exceed those of any previous year. Toronto's growth, while rapid, is quite orderly. The lands under control of the Harbour Commissioners are fast being built upon by desirable industries and along the whole waterfront there is increased business activity.

The City is in sound financial position. The debt is large, but sixty per cent. of it is self-carrying. Assessment is reasonable and taxation moderate. Local transportation, furnished by the City-owned street railway, is the finest on the continent. Light and power for industrial, commercial and domestic use is cheap and plentiful. The City's water supply is exceptionally pure and the state of public health remarkably good.

The tax rate is reasonably constant and today is lower than in the post war period. The first charge against the mill rate is debt charges met by taxation. These in 1927 totalled \$7,698,420, of which \$4,568,801 was on account of interest and \$3,129,619 on account of principal.

The City of Toronto never renews or refunds any of its obligations and, in conformity to this established practice has, since January 1st, 1919, retired \$60,000,000 of debt, of which \$12,000,000 was extinguished before maturity.

Respectfully submitted,

GEO. H. ROSS,

Commissioner of Finance



PRINCES' GATES

The Eastern Entrance to the Canadian National Exhibition Grounds, Formally
Opened by H. R. H. the Prince of Wales



Province of Ontario Legislative Buildings, Toronto

CITY OF TORONTO
CONDENSED STATEMENT OF REVENUE AND EXPENSE
FOR THE YEAR ENDED 31st DECEMBER, 1927.

Debit		Credit
General expenses.	\$24,396,409.10	Taxation and general revenue \$32,822 050.90
Debt Charges:		Reserve for deferred expend-
Interest.	\$8,538,121.59	iture brought forward
Serial debenture pay-		from 1926 307,061.26
ments.....	5,064,572.84	Current surplus available for
Sinking fund		appropriation brought for-
payments 1,274,090.08		ward from 1926..... 328,979.08
	\$14,876,784.51	
Less:		
Charges met by special ser-		
vices not affecting taxation—		
Toronto Transportation		
System, Toronto Hydro-		
Electric System, and Rate-		
payers' share of Local Im-		
provements, etc.		
..... \$7,178,364.22		
	7,698,420.29	
Transfer to capital surplus for		
assets acquired out of rev-		
enue..... 217,131.28		
Reserve for deferred expendi-		
ture carried forward to 1928 335,740.92		
Current surplus, available for		
appropriation, carried for-		
ward to 1928..... 810,389.65		
	\$33,458,091.24	\$33,458,091.24

Audited and approved,
SHOLTO C. SCOTT, A.C.A.,
City Auditor.

GEO. H. ROSS,
Commissioner of Finance
and City Treasurer.

City of Toronto
Consolidated Balance Sheet
AS AT
31st DECEMBER, 1927

CONSOLIDATED BALANCE SHEET

ASSETS

CURRENT:

Cash in banks and on hand		
Current and Capital Funds.....	3,713,266.91	
For debt charges due Jan. 1st, 1928....	3,174,536.48	
Trust Funds.....	1,664,977.51	
Instalment debt redemption reserve...	1,576,127.51	
T.T.C. capital funds	1,995,000.00	
		12,123,908.41
Taxes due and unpaid.....		6,016,863.22
Accounts receivable.....		1,029,105.28
Stores on hand		358,258.59
Properties for re-sale.....		689,195.74
Revenue accrued but not due.....		358,742.46
Prepaid charges		19,100.00
Total current assets.....		\$20,595,173.70

CAPITAL:

Permanent Assets—land, parks, buildings, waterworks, schools, Toronto Hydro-Electric System, Toronto Transportation System, abattoir, general highway, sewerage and waterfront improvements, miscellaneous equipment..	173,616,708.58	
Local Improvements:		
Cost assessed against property owners	10,831,848.18	
Cost met by City at large.....	6,339,909.62	
Cost not yet distributed.....	6,456,490.66	
		23,628,248.46
Hospital grants, outside highways, etc.....		4,063,316.41
Capital advances to Toronto Housing Commission (all houses sold).....		591,146.59
Investments:		
City of Toronto debentures, account Civic Fire Insurance Fund.....	56,710.82	
City of Toronto debentures, account Civic Employees Pension Fund.....	26,462.40	
Consumers' Gas Co. Stock.....	20,250.00	
		103,423.22
Total capital assets.....		\$202,002,843.26
Total assets.....		\$222,598,016.96

AUDITOR'S

I have verified the above Balance Sheet with the books of the Treasury Department of the properly drawn up so as to show the financial position of the Corporation as at December 31st, 1927.
 I have also verified the accompanying revenue and expense account for the year ended
 I have verified the general cash and bank balances. I have counted the securities representing
 ing Fund Accounts at the banks.
 I have examined the securities for \$50,000 in the case of the City Treasurer and for \$25,000 in
 cipal Act, 1922.

Department of Audit,
 Toronto, August 31st, 1928

TORONTO

AS AT 31st DECEMBER, 1927

LIABILITIES

CURRENT:

Interest on debenture debt, mainly due 1st January, 1928...	3,174,536.48	
Trust funds.....	1,664,977.51	
Accounts payable.....	2,707,352.78	
Unearned revenue.....	330,090.69	
Reserve for loss on taxes.....	1,011,866.94	
Reserve for deferred expenditure.....	335,740.92	
Current surplus available for appropriation.....	810,389.65	
	<hr/>	
Total current liabilities and surplus.....		\$10,034,954.97

CAPITAL:

Debenture debt.....	\$176,869,754.04	
Less:		
Sinking fund on hand.....	27,905,345.76	
	<hr/>	\$148,964,408.28
Local Improvement short term debentures.....		5,500,000.00
Toronto Harbor Commissioners re reclamation improve- ments.....		1,211,742.82
County of York re interest in Court House.....		84,000.00
Reserves:		
Sinking fund reserve.....	\$27,905,345.76	
Instalment debt redemption reserve..	1,576,127.51	
Civic Fire Insurance Fund.....	62,835.81	
Civic Employees Pension Fund.....	39,639.09	
Sundry reserves.....	749,839.71	
	<hr/>	30,333,787.88
Capital surplus.....		26,469,123.01
Contingent liabilities:		
Bonds guaranteed by City.....	23,167,000.00	
	<hr/>	
Total capital liabilities and surplus.....		\$212,563,061.99
		<hr/>
Total liabilities and surplus.....		\$222,598,016.96
		<hr/>

Note—City bonds to the extent of \$4,240,196 are also deposited with the Hydro-Electric Power Commission of Ontario in connection with a proposed line not now contemplated.

GEO. H. ROSS,
Commissioner of Finance.

CERTIFICATE

City of Toronto and certify that it is correctly prepared therefrom and that it is, in my opinion,
December 31st, 1927.
the investments of the Sinking Fund and have also verified by certificate the balances of the Sink-
the case of the Deputy City Treasurer as provided for by Section 237 of the Consolidated Muni-

SHOLTO C. SCOTT, A.C.A.,
City Auditor

FUNDED DEBT AND RESERVES FOR REDEMPTION
AS AT 31st DECEMBER, 1927.
CLASSIFIED ACCORDING TO PURPOSE OF ISSUE

Debt Classification	Gross Debt	Reserves for Redemption	Net Debt
Common Welfare Purposes:			
Protection:			
Police service and administration of justice			
Police Stations.....	\$ 258,055	\$ 112,490	\$ 145,565
Industrial Farms.....	421,920	118,647	303,273
Registry Office.....	500,000	109,631	390,369
Fire Protection—Firehalls	905,095	313,704	591,391
Health:			
Hospital grants, etc.....	2,068,867	421,495	1,647,372
Municipal Hospitals.....	680,000		680,000
Sanitation and Drainage (except local improvements):			
Main Sewers.....	8,695,264	1,729,890	6,965,374
Garbage Disposal.....	350,500	78,304	272,196
Local Improvements, City's share.....	6,339,910	621,250	5,718,659
Highways (except local improvements).....	15,832,865	1,316,727	14,516,138
Parks and Recreation, including waterfront park system	5,347,074	911,515	4,435,559
Miscellaneous:			
City and County Building	1,824,079	1,687,225	136,850
Waterfront Improvements—Esplanade, Ashbridge's Bay and Don River improvements.....	2,113,172	1,714,157	399,015
Markets.....	426,875	303,678	123,198
Miscellaneous.....	2,474,535	1,510,265	964,266
Educational:			
Schools—Public	15,815,187	3,121,516	12,693,671
" Technical.....	2,398,802	594,653	1,804,149
" High, ordinary	3,439,902	411,447	3,028,455
" Commercial.....	1,515,697	108,945	1,406,753
" Industrial	46,207	41,600	4,606
Public Libraries.....	257,923	58,572	199,351
Total Common Welfare (except L.I.R.S.)...	71,711,929	15,285,719	56,426,210
Local Improvements, Ratepayers' Share.....	10,834,667	1,556,640	9,278,027
Public Service Enterprises and Special Services			
Additional sinking fund reserve		1,421,830	*1,421,830
City Owned Radial Railways.....	3,487,000	130,265	3,356,735
Civic Abattoir.....	374,000	106,712	267,288
Civic Housing	667,000		667,000
Exhibition (Canadian National) Buildings	3,153,197	319,630	2,833,567
Island Ferry Service.....	186,000		186,000
Matured Debentures—not yet presented.....	8,000	8,000	
Toronto Hydro-Electric System.....	26,014,663	3,952,204	22,062,459
Toronto Transportation Commission	39,728,567	1,220,197	38,508,370
Waterworks.....	20,704,730	5,488,275	15,216,455
	\$176,869,753	\$29,489,472	\$147,380,281

*Deduct

REVENUE FOR YEAR 1927

SUMMARY CLASSIFICATION OF YEAR'S REVENUE ACCORDING TO SOURCE

Taxation —Yield (less provision for losses) from tax rates as follows:	
General tax—22.05 mills on the dollar, on assessment of \$840,492,317;	
Public School tax, 9.75 mills, on assessment of \$861,375,593;	
Separate School tax, 14.10 mills, on assessment of \$47,410,613.....	\$27,059,614.61

Common Welfare Revenue Other than Taxation:

License, Permit and Inspection Fees.....	\$250,380.49
General Rentals.....	333,329.07
Sundry Service Fees.....	49,030.98
Live Stock Arena—Sundry rentals of building	23,415.85
Interest and Penalties—On overdue taxes in excess of discounts on taxes paid in advance.....	233,727.79
Dividend on Stock—Consumers' Gas Company	1,500.00
Interest on Temporary Funds—Net	397,366.98
Mortgage Tax Revenue.....	66,364.28
Administration of Justice—Police and Juvenile Court fees and fines	265,069.91
Industrial Farms—Revenue from farming operations	17,462.40
Registry Office Revenue.....	38,297.11
Tax Lands—Excess over book value, from re-sale of lands acquired for taxes.....	6,347.17
Audit, Official and conveyancing fees.....	13,329.18
Miscellaneous and Special Adjustments.....	75,351.59
TOTAL COMMON WELFARE REVENUE OTHER THAN TAXATION ..	1,770,982.80

Revenue from Public Service Enterprises and Special Services:

Waterworks System—Water rates, including City supply and sundry rentals	3,570,970.53
Civic Housing—Interest re properties sold	30,385.47
Civic Abattoir—Profit from sales of by-products, killing and cooler charges, cold storage fees, stock yard fees, etc.	100,138.09
Canadian National Exhibition—Surplus for year paid by C. N. E., sundry rentals, and Ontario Government grant towards cost of Province of Ontario Building	289,959.40
	<u>\$32,822,050.90</u>

COMPARATIVE STATEMENT OF REVENUE EXPENDITURE
FOR YEARS 1927, 1926, 1925
CLASSIFIED BY SERVICES

Service	1927				Total 1926	Total 1925
	Funded Debt Charges	Mainten- ance and other fixed Charges	Revenue Capital Outlay	Total 1927		
Common Welfare:						
Protection:	\$	\$	\$	\$	\$	\$
Police and Administration of Justice.....	40,576	2,388,480	.....	2,429,056	2,395,656	2,356,912
Registry Office.....	36,573	33,028	.....	59,601	69,957	65,901
Fire (including water).....	52,102	2,433,582	96,789	2,582,473	2,396,189	2,412,980
Life Saving.....	.....	51,034	.....	51,034	45,322	46,436
Safety of Buildings.....	.....	122,667	.....	122,667	130,818	127,554
Health (including hospital care).....	55,514	1,671,731	.....	1,727,245	1,734,223	1,731,019
Sanitation and drainage (except Local Improvements).....	555,142	2,070,985	31,602	2,657,729	2,530,992	2,507,960
Local Improvements, City's share.....	1,351,120	.....	.....	1,351,120	1,290,764	1,703,243
Highways, including highways outside City (except local improve- ments).....	1,149,522	1,566,971	.....	2,716,493	2,623,120	2,358,111
Parks and recreation.....	493,392	1,032,761	23,997	1,550,150	1,471,771	1,370,050
Miscellaneous and undistributed:						
General administration and revenue collection.....	.....	1,243,056	.....	1,243,056	1,229,994	1,094,841
City and county building.....	93,706	144,976	.....	238,682	234,182	266,733
Sundry minor public services.....	23,604	123,614	.....	147,218	150,701	151,315
Charities.....	104,656	649,588	.....	754,244	613,277	556,970
Waterfront improvements.....	107,981	.....	.....	107,981	188,807	199,566
Minor and unclassified.....	138,085	303,354	8,645	450,084	851,204	1,016,660
Educational:						
Schools.....	1,554,878	7,488,466	.....	9,043,344	8,749,016	8,656,598
Libraries.....	24,606	370,900	.....	395,506	384,791	346,947
Live Stock Arena.....	85,713	23,936	.....	109,649	100,635	106,617
War purposes.....	.....	.....	.....	.....	188,600	342,725
Total Common Welfare.....	5,867,170	21,719,129	161,033	27,747,332	27,380,019	27,419,138
Public Service Enterprises and Special Services:						
Waterworks.....	1,229,292	1,526,167	.....	2,755,459	2,625,532	2,632,641
Civic Abattoir.....	23,056	120,760	.....	143,816	155,381	163,359
Civic Housing.....	44,126	.....	.....	44,126	46,030	47,890
Canadian National Exhibition, buildings, etc.....	149,857	106,824	56,098	312,779	155,021	98,936
Toronto Harbour Commissioners.....	.....	* 720,000	.....	720,000	.....	.....
Island Ferry Service.....	26,007	60,400	.....	86,407	.....	.....
Radial Railways operated by Toronto Transportation Commission.....	358,912	134,000	.....	492,912	.....	.....
Radial Railways operated by Hydro-Electric Power Commission of Ontario.....	.....	9,130	.....	9,130	.....	.....
	7,698,420	24,396,410	217,131	32,311,961	30,361,983	30,361,964

* Debt charges paid by City on guaranteed bonds of Toronto Harbour Commissioners.

COMPARATIVE STATEMENT OF REVENUE EXPENDITURE
FOR YEARS 1923 TO 1927
CLASSIFIED BY DEPARTMENTS

Departments	1927	1926	1925	1924	1923
	\$	\$	\$	\$	\$
1. At Large.....	18,161,170	16,742,235	17,207,924	16,525,540	16,216,255
2. City Council.....	231,919	177,247	155,871	108,158	113,166
3. City Clerk's Department.....	144,108	137,238	133,049	137,291	136,946
4. Treasury Department.....	415,871	410,673	406,618	401,833	396,118
5. Assessment Department.....	291,811	286,342	282,154	285,139	291,326
6. Court of Revision.....	7,500	7,500	7,500	7,500	7,330
7. Law Department.....	76,690	121,315	60,193	64,614	60,389
8. Claims Commission.....	32,388	14,651	13,442	17,565	15,100
9. Audit Department.....	72,082	63,980	54,106	53,223	46,925
10. Telephone switchboard.....	6,253	6,355	6,443	6,296	6,421
12. City Relief Office.....	12,630	12,671	12,047	11,033	10,582
13. Courts, general and inquests.....	119,321	106,364	125,508	171,139	163,746
14. Juvenile Court.....	27,657	27,255	27,107	27,472	26,481
15. Police Department.....	2,007,537	1,967,595	1,928,292	1,905,937	1,846,430
15a. Police Court.....	48,540	46,051	43,169	42,828	43,766
16. Fire Department.....	2,442,224	2,287,915	2,337,702	2,379,506	2,391,140
17. Architect's Department.....	122,667	130,818	127,299	139,655	150,639
18. Public Health Department.....	1,096,476	1,027,110	986,517	1,037,719	1,047,997
19. Street Cleaning Department.....	1,772,127	1,741,428	1,721,518	1,720,633	1,617,271
20. Works Department.....	2,720,239	2,698,206	2,557,500	2,709,270	2,910,593
21. Parks Department.....	1,237,999	1,111,293	955,035	1,033,891	1,048,031
22. Civic Abattoir.....	120,760	132,326	137,112	152,634	181,177
23. Property Department.....	1,143,992	1,105,415	1,075,858	1,134,005	1,125,326
	32,311,961	30,361,983	30,361,964	30,072,881	29,853,155

COMPARATIVE STATEMENT
REVENUE AND EXPENDITURE FOR YEARS 1925-1927

Year	Tax Rate in Mills	Revenue				Expenditure						
		Taxation	General Other Than Taxation	Special Services	Total Revenue	Common Welfare			Special Services			
						General	Debt Charges	Total C.W. Expendi- ture	General	Debt Charges	Total Special Services Expendi- ture	
1925	29.85	\$ 24,309,535	\$ 2,083,681	\$ 3,772,928	\$ 30,116,144	\$ 21,155,894	\$ 6,263,245	\$ 27,419,139	\$ 1,635,815	\$ 1,307,010	\$ 2,942,825	\$ 30,361,964
1926	29.60	24,558,381	1,927,641	3,796,231	30,282,253	21,677,259	5,702,760	27,380,019	1,696,598	1,285,366	2,981,964	30,361,983
1927	31.80	27,059,615	1,770,983	3,991,453	32,822,051	21,880,162	5,867,170	27,747,332	2,733,379	1,831,250	4,564,629	32,311,961

NOTE: Common Welfare Services, viz.:—Police, Fire, Health, Sanitation and Drainage.
Local Improvements City's Share, Highways,
Parks, Schools, etc.

Special Services, viz.:—Waterworks, Abattoir, Civic Housing, Canadian National Exhibition (Buildings),
Harbour Board, Island Ferries, Radial Railways.

(Toronto Hydro-Electric System, Toronto Transportation System and Local Improvements (Ratepayers' Share) are not included in this statement.)

DETAILS OF REVENUE EXPENDITURE BY DEPARTMENTS

For the Year Ended 31st December, 1927

1. At Large:

Debt Charges	\$7,698,420.29
*Education and Library.....	7,859,366.40
Hospitals and Homes	769,785.84
Other.....	1,796,297.17
Total.....	<u>\$18,123,869.70</u>

2. City Council:

Remuneration of Members—Mayor, Controllers and Aldermen	\$ 32,500.00
Salaries, Mayor's Office staff.....	6,654.82
Auto Service—Care of cars, auto hire, new auto, etc.....	6,596.60
Receptions.....	18,792.91
Travelling expenses.....	955.55
Conventions.....	1,557.32
Diamond Jubilee Celebration.....	31,061.19
Special Grants—Including membership fees of sundry municipal associations	92,249.00
Miscellaneous.....	13,483.27
Special—	
Harbour Board Investigation.....	16,668.86
Civic Survey Commission.....	11,399.28
Total.....	<u>\$231,918.80</u>

3. City Clerk's Department:

General Administration.....	\$ 42,343.31
Election Expenses—Preparing and printing voters' lists, and general expenses of elections.....	55,135.76
Preparing tax collectors' rolls.....	17,811.36
Vital Statistics—registering births, marriages and deaths.....	6,886.05
Advertising, printing and stationery.....	21,181.40
Auto Service.....	750.00
Total.....	<u>\$ 144,107.88</u>

4. Treasury Department:

General Administration.....	\$116,784.14
Tax Collection—Billing, collecting, posting rolls, etc.....	159,958.34
Waterworks—Service-rating and revenue collection	112,884.97
License Office.....	10,576.43
Office supplies, equipment and sundries.....	13,108.98
Garage service.....	2,558.00
Total.....	<u>\$415,870.86</u>

5. Assessment Department:

General Administration.....	\$270,797.75
Survey Branch.....	21,013.58
Total.....	<u>\$291,811.33</u>

*Does not include debt charges.

DETAILS OF REVENUE EXPENDITURE BY DEPARTMENTS—Continued

6. Court of Revision:

Salaries.....	\$7,500.00
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7. Law Department:

General Administration (including outside counsel fees and judicial costs).....	\$76,690.13
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8. Claims Commission:

Damage claims and incidental costs—Re damages alleged due to City's negligence.....	\$32,388.20
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9. Audit Department:

General Administration.....	\$72,082.32
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10. Telephone Switchboard:

Operators' Salaries.....	\$6,252.60
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12. City Relief Office:

Relief of poverty, cost of burying indigents, investigating applications for admission to hospitals on City orders.....	\$12,630.16
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13. General Courts and Coroners' Inquests:

Non-indictable cases, City and County Joint Administration—Fees, allowances and disbursements to court officers; constables' fees, jurors' fees and sundries (portion recoverable from County).....	\$86,403.58
Indictable cases, City and County Joint Administration—Fees, allowances and disbursements to court officers, constables' fees, detectives' accounts, and outside sheriffs' accounts (largely recoverable from Provincial Government).....	49,022.61
Crown Witness Fees on City cases (one-third recoverable from Provincial Government).....	8,662.80
Medical examinations, certificates, etc., and conveying of City prisoners, sheriffs' returns, court crier and sundries.....	9,069.13
Inquests—Coroners' fees and allowances, jury and witness fees, medical services and sundry expenses, re inquests on City cases (one-half chief coroner's salary and all other coroners' fees, recoverable from Provincial Government).....	22,660.50
Total.....	\$175,818.62
Less: reimbursement by Province and County.....	56,497.25
Total	\$119,321.37

14. Juvenile Court:

Salaries of Judge and officers and sundry expenses.....	\$27,657.20
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15. Police Department:

Salaries of constables, detectives, matrons, etc.....	\$1,836,354.16
Clothing, equipment, signal and patrol service and sundries.....	161,534.28
Stationery, etc.....	9,648.17
Annual Benefit Fund contribution.....	10,000.00
Total.....	\$2,017,536.61

DETAILS OF REVENUE EXPENDITURE BY DEPARTMENTS —Continued

15a. Police Court:

Salaries of police magistrates and court clerks...	\$45,721.37
Sundries.....	2,818.56
Total.....	\$48,539.93

16. Fire Department:

Salaries.....	\$1,211,602.51
Water Supply for Fire Protection.....	992,800.00
Fire Protection—Operation and maintenance of independent high pressure water supply for fire purposes only.....	26,926.80
Upkeep and renewal of equipment, supplies, uniform clothing, etc.....	95,194.30
Fuel, light and water for fire halls.....	25,589.73
Fire liability, boiler insurance, and miscellaneous.....	15,703.56
Annual grant to Benefit Fund.....	27,300.00
*Addition to Plant and Equipment.....	74,407.00
Total.....	\$2,469,523.90

17. Architect's Department:

General Administration.....	\$122,666.70
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18. Public Health Department:

General Administration.....	\$40,217.39
Medical, Dental and Quarantine.....	201,134.08
Public Health Nursing.....	247,267.20
Laboratory Service—Diagnosis of contagious diseases.....	39,697.52
Isolation Hospital Service.....	169,386.42
Equipment re new Measles Hospital.....	9,001.48
Food Control—As to quality and weight, etc.....	76,409.33
Sanitation Service—Supervision of housing and industrial hygiene conditions; inspection of restaurants, bake-shops, etc.....	107,827.69
Welfare Branch—Investigating maintenance claims of public dependents and considering applications of various social and philanthropic institutions for financial assistance; supervision of outdoor relief, etc.....	19,275.72
Charitable Grants—Children's Aid Societies; House of Industry; House of Providence; children's institutes and other charitable and philanthropic homes and institutions.....	186,258.91
Total.....	\$1,096,475.71

19. Street Cleaning Department:

General Administration.....	\$58,048.96
Stable, shop and plant.....	\$245,600.49
Garage.....	37,036.30
Street cleaning, watering and oiling roads, and snow removal.....	360,433.76
Refuse Collection—Wages and miscellaneous expenses..	838,723.17
	1,481,793.72
Refuse Disposal—Maintenance and operation of destruction plants, etc.....	201,834.88
Insurance.....	4,864.05
Workmen's Compensation.....	9,539.57
*Addition to Plant and Equipment.....	16,046.14
Total.....	\$1,772,127.32

*Revenue Capital Outlay.

DETAILS OF REVENUE EXPENDITURE BY DEPARTMENTS—Continued

20. Works Department;

General Maintenance of Highways, as follows:

Repairs to roadways, sidewalks, bridges, etc.; snow cleaning.....	\$884,434.84
General Maintenance of Sewers and Drainage System and Disposal of Sewage.....	291,213.77
Water Supply for drinking fountains, etc.....	21,160.00
Marine Plant—Operation of tugs, derrick and scows.....	33,848.27
Insurance.....	7,927.42
Garage Service.....	15,137.00
Rotary accounts—Adjustments net.....	12,900.03
Workmen's Compensation.....	16,135.02
Waterworks Operation and Maintenance—pumping and purifying water supply, etc.; distribution system.....	\$1,400,995.33
Insurance.....	8,696.53
Workmen's Compensation.....	3,589.90
	1,413,281.76
*Installing low lift pumping plant.....	15,556.50
*Rotary Account—Increase in plant, tools.....	8,644.84
Total.....	\$2,720,239.45

21. Parks Department;

General Administration.....	\$76,922.79
Parks and grounds used as park areas—upkeep and maintenance.....	637,294.94
Supervised Playgrounds—Supervision of children and upkeep of grounds and apparatus.....	157,296.70
Rinks and Toboggan Slides—cost of flooding and maintaining free skating rinks and toboggan slides.....	83,842.24
Forestry—supply and care of trees in street boulevards and in parks.....	64,005.43
Insurance.....	7,782.54
Live Stock Arena—General maintenance and insurance.....	23,935.67
Exhibition Buildings—repairs and general upkeep.....	131,026.87
*Exhibition Buildings—on account of construction of Province of Ontario Building.....	31,894.85
*Sundry Buildings—Sundry parks.....	13,708.69
*Increase in Plant.....	10,288.00
Total.....	\$1,237,998.72

22. Municipal Abattoir;

Slaughtering for dealers; maintenance slaughtering accommodation; cold storage, warehousing; dealing in by-products; cattle market; insurance, etc.....	\$120,759.88
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23. Property Department;

Lighting City Streets and Parks.....	\$483,833.57
General Administration.....	75,447.31
General Public Buildings, Markets, Bathing Stations, etc.—Upkeep and supervision.....	123,327.67
Registry Office—Upkeep of building.....	29,215.49
Detention Home—Upkeep of building.....	9,683.86
City Hall Maintenance.....	150,561.17
Fire Halls—repairs, etc.....	32,525.44
Police Stations—repairs, etc.....	5,277.23
Health Department Buildings—repairs.....	1,320.06
Industrial Farms—Maintenance of prisoners and upkeep of buildings.....	138,113.31
Insurance.....	19,068.92
Jail—Maintenance of prisoners and upkeep of building.....	60,153.42
Coal Inspection—inspecting weight of coal.....	7,298.72
Rented City Property—repairs to property rented by City.....	8,009.99
Workmen's Compensation.....	876.95
Special—Enlarging fire alarm telegraph building.....	5,939.81
" —Stores adjustment.....	6,460.99
*North and West Toronto Firehalls—Construction of.....	22,381.96
Total.....	\$1,179,495.87

*Revenue Capital Outlay.

DETAILS OF REVENUE EXPENDITURE BY DEPARTMENTS --Continued

Less: Reimbursement by County and Province re Administration of Justice

Accounts:

City Hall.....	\$5,585.00	
Jail and Industrial Farm.....	29,919.00	
		35,504.00
Total.....		\$ 1,143,991.87
Grand Total of Revenue Expenditure.....		<u>\$32,311,960.67</u>

WATERWORKS REVENUE AND EXPENSE

For the Year Ended 31st December, 1927.

Debit		Credit	
Operation and maintenance..	\$1,413,281.76	Water rates:	
Rating and revenue collection.....	112,884.97	Water takers.....	\$2,514,578.71
Debt charges.....	1,229,291.55	City service.....	1,055,028.03
Surplus for year.....	815,512.25	Sundry rentals.....	1,363.79
	<u>\$3,570,970.53</u>		<u>\$3,570,970.53</u>
Reserve for deferred expenditure carried forward to 1928.....	\$99,521.20	Surplus for year brought down.....	\$815,512.25
Surplus transferred to general account.....	735,284.90	Reserve for deferred expenditure brought forward from 1926.....	19,293.85
	<u>\$834,806.10</u>		<u>\$834,806.10</u>

WATERWORKS FUNDED DEBT

As at 31st December, 1927.

Gross funded debt.....	\$20,704,730.00
Deduct: Sinking fund on hand, accumulated for redemption of debt.....	5,488,275.00
Net funded debt.....	<u>\$15,216,455.00</u>

CANADIAN NATIONAL EXHIBITION
City's Account, (Not Including Live Stock Arena,)
For the Year Ended 31st December, 1927.

Debit		Credit	
Maintenance.....	\$106,823.57	Canadian National Exhibition Excess receipts.....	\$237,695.62
Province of Ontario Building on account of construction.....	31,894.85	Province of Ontario — Annual grant towards cost of Province of Ontario Building	50,000.00
Manufacturers' Building: Foundation Reconstruction.....	24,203.30	Sundry rentals.....	2,263.78
Debt Charges:		Deficit for year	22,819.60
General	\$52,331.50		
Pure Food Bldg	22,023.33		
Province of Ontario Bldg.: Principal	\$51,275.00		
Interest	24,227.45		
	<u>\$75,502.45</u>		
	\$149,857.28		
	<u>\$312,779.00</u>		<u>\$312,779.00</u>
Deficit for year brought down.....	22,819.60	Reserve for deferred expenditure brought forward from 1926.....	\$14,269.05
		Deficit transferred to general account.....	8,550.55
	<u>\$22,819.60</u>		<u>\$22,819.60</u>

CANADIAN NATIONAL EXHIBITION FUNDED DEBT
As at 31st December, 1927.

Gross Funded Debt.....	\$2,003,197.00
Deduct: Sinking Funds on hand, accumulated for redemption of debt	319,630.00
Net Funded Debt.....	<u>\$1,683,567.00</u>

LIVE STOCK ARENA REVENUE AND EXPENSE

For the Year Ended 31st December, 1927

Debit		Credit	
Maintenance	\$23,935.67	Royal Winter Fair Assoc'n.	
Debt Charges	85,712.50	Percentages of receipts	
		(balance on a/c of 1926	
		Fair)	\$1,524.37
		Sundry rentals (including	
		rental from Canadian	
		National Exhibition As-	
		soc'n.)	21,891.48
		Loss for Year	86,232.32
	<u>\$109,648.17</u>		<u>\$109,648.17</u>

LIVE STOCK ARENA FUNDED DEBT

As at 31st December, 1927

Gross funded debt	<u>\$1,150,000.00</u>
(Instalment Debentures only)	

CIVIC ABATTOIR, PROFIT AND LOSS

For the Year Ended 31st December, 1927

Debit		Credit	
Operation and maintenance	\$120,759.88	Gross profit on merchandise sold, killing, cooler and cold storage charges, rentals, etc.....	\$100,138.09
Debt charges.....	23,056.06	Deficit for year.....	43,677.85
	<u>\$143,815.94</u>		<u>\$143,815.94</u>
Deficit for year brought down	\$43,677.85	Reserve for deferred expenditure brought forward from 1926	\$ 425.00
Reserve for deferred expenditure carried forward to 1928.....	3,000.00	Transferred from general account to cover deficit, etc.	46,252.85
	<u>\$46,677.85</u>		<u>\$46,677.85</u>

CIVIC ABATTOIR FUNDED DEBT

As at 31st December, 1927

Gross funded debt	\$374,000.00
Deduct: Sinking Funds on hand, accumulated for redemption of debt	106,712.37
Net funded debt	<u>\$267,287.63</u>

STATEMENT
OF
DEBENTURE DEBT
AND
ACCUMULATED SINKING FUND

STATEMENT OF FUNDED DEBT
31st DECEMBER, 1927

Debt Classification	Original Amount of Debt	Matured Instalments	Redeemed on Account, before Maturity	Present Amount of Debt	Accumulated Sinking Fund	Net Debt
General;	\$	\$	\$	\$	\$	\$
City and County Buildings.....	1,966,698.98	.....	142,619.99	1,824,078.99	1,687,229.02	136,849.97
Firehalls.....	1,069,538.43	18,000.00	146,443.00	905,095.43	313,703.85	591,391.58
Garbage Disposal.....	389,500.00	39,000.00	.....	350,500.00	78,303.65	272,196.35
Highways.....	17,710,155.90	684,012.04	193,278.70	15,832,865.16	1,316,726.88	14,516,138.28
Hospital and Charitable Grants.....	2,095,765.42	16,355.93	10,542.43	2,068,867.06	421,495.13	1,647,371.93
Hospitals—Municipal.....	750,644.07	70,644.07	.....	680,000.00	.....	680,000.00
Industrial Farms.....	425,076.10	.....	3,156.10	421,920.00	118,647.10	303,272.90
Libraries—Public.....	305,923.00	48,000.00	.....	257,923.00	58,571.84	199,351.16
Local Improvements—City's Share.....	9,130,073.66	2,608,510.59	181,653.45	6,339,909.62	621,250.30	5,718,659.32
Main Sewers.....	9,155,828.61	446,063.67	14,500.98	8,695,263.96	1,729,890.64	6,965,373.32
Markets.....	447,293.03	.....	20,427.45	426,875.58	303,677.73	123,197.85
Miscellaneous.....	2,751,006.05	127,854.88	148,616.34	2,474,534.83	1,510,268.86	964,265.97
Parks and Playgrounds.....	6,434,543.38	1,070,019.76	17,449.59	5,347,074.03	911,514.65	4,435,559.38
Police Stations.....	268,602.21	.....	10,547.01	258,055.20	112,490.07	145,565.13
Registry Office.....	557,000.00	53,615.78	3,384.22	500,000.00	109,630.67	390,369.33
Waterfront Improvements.....	2,328,126.38	.....	214,954.67	2,113,171.71	1,714,156.92	399,014.79
	55,785,775.22	6,182,076.72	1,107,563.93	48,496,134.57	11,007,557.31	37,488,577.26

Education :					
Schools—Public.....	16,896,363.08	983,257.09	97,919.30	15,815,186.69	3,121,516.00
" —High.....	3,658,493.48	201,585.23	17,005.84	3,439,902.41	411,447.21
" —High, of Commerce.....	1,573,615.00	57,917.73	.....	1,515,697.27	108,944.65
" —Technical.....	2,532,681.00	60,000.00	73,879.00	2,398,802.00	594,653.31
	24,661,152.56	1,302,760.05	188,804.14	23,169,588.37	4,236,561.71
Schools—Industrial	46,206.51	.....	.....	46,206.51	41,600.22
	24,707,359.07	1,302,760.05	188,804.14	23,215,794.88	4,278,161.39
Revenue Producing and Specially Rated Debt:					
Abattoir	415,608.00	.....	41,608.00	374,000.00	106,712.37
City-Owned Radial Railways, under T.T.C. operation.....	3,487,000.00	.....	.....	3,487,000.00	130,265.68
Exhibition Buildings.....	3,362,172.00	208,975.00	.....	3,153,197.00	319,629.89
Housing.....	864,000.00	197,000.00	.....	667,000.00	667,000.00
Island Ferries under T.T.C. operation.	203,000.00	17,000.00	.....	186,000.00	186,000.00
Local Improvement (Ratepayers' Share)	15,486,631.20	4,651,963.86	.....	10,834,667.34	72,513.11
Toronto Hydro-Electric.....	28,331,000.00	2,100,583.64	215,753.34	26,014,663.02	3,860,204.06
Toronto Transportation System.....	43,002,554.84	3,273,500.00	488.00	39,728,566.84	1,220,196.57
Waterworks	21,720,403.36	805,312.18	210,360.79	20,704,730.39	5,448,275.12
	116,872,369.40	11,254,334.68	468,210.13	105,149,824.59	11,197,796.80
	197,365,503.69	18,739,171.45	1,764,578.20	176,861,754.04	26,483,515.50
					150,378,238.54

DEBENTURES MATURED—OUTSTANDING AT 31st DECEMBER, 1927

Service	By-Law	Debenture Numbers	Due Date	Amount
Toronto Hydro-Electric System	8784	S-30280	1st July, 1927	\$1,000
Local Improvements	7428	56444	1st July, 1925	1,000
Highways	7823	S-10248	1st June, 1923	1,000
Toronto Transportation System.....	9463	T-25178	1st Dec. 1927	1,000
“ “ “		T-25179	“ “	1,000
“ “ “		T-25180	“ “	1,000
“ “ “		T-25181	“ “	1,000
“ “ “		T-25182	“ “	1,000
				<u>\$8,000</u>

STATEMENT OF DEBENTURES PAYABLE IN 1928.

Service	Amount	Total
REVENUE-PRODUCING SERVICES:		
Local Improvements—Ratepayers' share	\$1,441,425.82	
Toronto Transportation System	978,000.00	
Toronto Hydro-Electric System	560,548.11	
Waterworks	281,702.79	
Exhibition Buildings	105,675.00	
City-owned Radial Railways (under T.T.C. operation)	49,000.00	
Housing	35,000.00	
Island Ferries (under T.T.C. operation)	17,000.00	
		\$3,468,351.72
NON-REVENUE-PRODUCING SERVICES:		
Local Improvements—City's share	\$728,661.13	
Highways	497,000.00	
Schools—Public	\$304,322.36	
—High	48,336.72	
—Commercial	22,413.40	
—Technical	14,000.00	
—Industrial	2,999.90	
	392,072.38	
Waterfront Improvements	381,984.66	
Parks and Playgrounds	241,000.00	
Miscellaneous	144,458.26	
Main Sewers	90,197.76	
Hospitals and Charitable Grants	48,997.13	
Municipal Hospitals	20,000.00	
Garbage Disposal	14,000.00	
Public Libraries	9,000.00	
Firehalls and Equipment	7,000.00	
Registry Office	6,000.00	
		2,580,371.32
		<u>\$6,048,723.04</u>
NOTE—No loans are refunded, all of the City's debenture debt being paid in full at or before maturity.		

DEBENTURE DEBT TO BE EXTINGUISHED, 1928

When debentures of a sinking fund issue mature and are retired, all debt charges in connection with that particular issue are wiped out. Of the \$6,048,723 debt maturing in 1928, \$804,324 are sinking fund debentures, carrying with them annual debt charges totalling \$38,205. The balance, \$5,244,399, are serial debentures. On a serial debenture issue, debentures mature each year until the expiration of the loan and not till then are the current debt charges extinguished. Only \$92,170 of the \$5,244,399 serial debt maturing in 1928 represents the final extinguishment of debt, the remainder being instalments of principal on loans still current. This \$92,170 is the final instalment of an original issue of \$708,948 on which the annual debt charges amount to \$97,195. The original debt to be finally extinguished in 1928, consisting of \$804,324 of sinking fund and \$708,948 of serial debt, or a total of \$1,513,272, will thus wipe out \$135,400 of annual debt charges. The details by services are as follows:

Service	Original Debt Extinguished	Annual Debt Charges
Revenue Producing Services		
Local Improvements—Ratepayers' Share	\$337,589	\$47,265
Waterworks	113,000	5,368
	\$450,589	\$52,633
Non-Revenue Producing Services		
Local Improvements—City's Share	379,809	\$50,331
Waterfront Improvements	381,985	18,144
Schools—Public	126,499	6,009
—Industrial	3,000	142
Miscellaneous	126,393	6,004
Parks and Playgrounds	25,000	1,187
Hospitals & Charitable Grants	19,997	950
	1,062,683	\$82,767
Total	<u>\$1,513,272</u>	<u>\$135,400</u>

INDEX

	PAGE
Abattoir, Civic, Profit and Loss	73
Assets and Liabilities	18
Assets, Fixed, and Investments	20
Assets, Capital	18
Balance Sheet, Consolidated	58
Balance Sheet, Summarized	18
Bank Dealings	14
Bond Sales, 1927	23
Bond Sales, 1921-1927	15
Bond Sales, 1915-1927	25
Borrowing Margin	21
Canadian National Exhibition, Text	32
Canadian National Exhibition, Revenue and Expenditure	71
Capital Financing Method	22
Capital Assets	18
Capital Liabilities	20
Capital Requirements, 1928	26
Capital Surplus	20
Conclusion	52
Contingent Liabilities	46
Debenture Debt to be extinguished, 1928	81
Debenture Sales: see Bond Sales.	
Debentures Matured, Outstanding	79
Debentures Payable in 1928	80
Debentures Redeemed, 1913-1927	24
Debentures Unnegotiated	24
Debt and Assessment	42
Debt Charges, Annual, Statement	44
Text	42
Debt Extinguished Before Maturity	50
Debt, Funded, Statement	8 and 76
Debt, Net Funded, Statement	40
Debt, Net Funded, Text	38
Debt, Net Funded, Security Behind	40
Debt, Gross Funded, Chart	28

	PAGE
Debt, Gross Funded, Text	21
Debt, Gross Funded, Changes In	22
Debt, Gross Funded, Classified	27
Debt, Gross Funded and Reserves for Redemption	60
Debt Maturities, 1915-1927	23
Debt Maturities, 1928-1957	38
Debt Per Capita	36
Debt Redemption, 1927	22
Debt Redemption, 1921-1927, Statement	15
Debt Redemption, 1915-1927, Chart	25
Depreciation of Public Utilities, Provision for	29
Exchange Purchased	15
Exempted Debt	21
Exhibition Buildings (Canadian National)	32
Exhibition Buildings (Canadian National) Revenue and Expense Statement..	71
Expenditure	15
Expenditure, Capital	17
Expenditure, Comparative	17
Ferry Service	30
Financial Statistics	8
Liabilities, Capital	20
Liabilities, Contingent	46
Live Stock Arena	72
Loans Effected, 1913-1927	24
Local Improvements (Special Assessments)	32
Publicly Owned Utilities	29
Publicly Owned Utilities, Taxation of	34
Radial Railways, City Owned	29
Radial Railways, Hydro-Electric	48
Revenue, 1927, Detailed	61
Revenue, 1927, Text	10
Revenue, 1927, Chart	13
Revenue Expenditure (Comparative Statement by Departments) 1923-1927.	63
Revenue Expenditure (Comparative Statement by Departments) 1927 only..	65
Revenue Expenditure, Comparative Statement by Services	62
Revenue and Expense, Condensed Statement	56
Revenue and Expense, Comparative Statement, 1925-1927	64
Revenue, Miscellaneous	12
Royal Agricultural Winter Fair	34

	PAGE
Schools, Industrial	48
Sinking Fund.....	48
Sinking Fund, Operations, 1921-1927	15
Special Assessments (Local Improvements).....	32
Special Services (Result of Operations).....	12
Special Services (Expenditures on)	16
Summary of Year's Business.....	10
Surplus, Capital	20
Taxation.....	10
Taxes, Arrears of	11
Taxation of Public Utilities.....	34
Tax Rates, Comparative.....	11
Toronto Harbour Commission	46
Toronto Housing Commission	34
Toronto Housing Co. Ltd.	48
Toronto Hydro-Electric System	30
Toronto Transportation Commission.....	29
Utilities, Publicly Owned.	29
Waterworks, Text.....	32
Waterworks, Revenue and Expense Statement	70

Index to Illustrations

	PAGE
City Hall.....	7
Canadian National Exhibition	33
Empire Marketing Board.....	45
Princes' Gates.....	54
Downtown District	19, 26
Harbour Views.....	36, 47
Hydro-Electric Power Plant	31
Library, Reference.....	41
Province of Ontario Legislative Buildings.....	55
Royal Agricultural Winter Fair.....	35
Schools.....	6
Sunnyside.....	39
Toronto Transportation Commission, Train.....	12
Toronto Transportation Commission, Motor Coach	49
University of Toronto	43

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~~1927~~ Report of the commissioner
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